

Jackson Town Council Regular Meeting

May 20, 2019

6:00 PM

Town Council Chambers

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS. **PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING**

I. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Announcements/Proclamations:
 - New Employee Introduction: Woodrow Gwaltney, Senior Collection System Operator

II. PUBLIC COMMENT

This section is reserved for questions and comments from the public on items that are not otherwise included in this agenda. If you would like to communicate with the Council during the meeting, please address them during open public comment, when public comment is called for on a specific item or send an email to Council@jacksonwy.gov.

III. CONSENT CALENDAR

All matters listed in this section are considered to be of routine nature by the governing body and will be enacted in one motion, unless it is removed from the consent calendar and considered separately by Council. Public comment may be given on any item.

- A. Minutes
 - 1. April 15, 2019 special workshop
 - 2. May 6, 2019 regular meeting
 - 3. May 7, 2019 special workshop
 - 4. May 10, 2019 special meeting
 - 5. May 13, 2019 special workshop
- B. Disbursements
- C. Special Event: Free Movie Nights in the Town Parks
- D. Temporary Sign Permit: Save Genevieve (P19-122)
- E. Temporary Sign Permit: Tin Cup Challenge (P19-123)
- F. Bid 20-01: Award of 2019 Chip Seal Project
- G. Rodeo Slack on July 20 during Teton County Fair
- H. AT&T Lease Agreement at 160 S Millward Street (Parking Garage)
- I. Minor Deviation to Deed Restriction for Sagebrush Apts HUD Rider (P19-065)
- J. Minor Deviation to Floodway Parcel Transfer for Sagebrush Apts (P19-102)

IV. PUBLIC HEARINGS, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

- A. Planning Department
 - 1. **Item P19-039:** Development Plan for 170 Redmond Street (Brendan Conboy, Associate Planner)

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

2. **Item 19-041:** Conditional Use Permit for AT&T at 160 S Millward Street (Parking Garage) (Brendan Conboy, Associate Planner)
3. **Item 19-047:** Conditional Use Permit at 660 West Broadway Ave. (Tyler Valentine, Senior Planner)
4. **Item P19-089, 090:** Encroachment Agreement between the Town of Jackson and property owner CCC's Center Street LLC located at 112 Center Street and 165 East Deloney Avenue.

V. RESOLUTIONS

VI. ORDINANCES

A. Building and Fire Code Updates (Ordinances U - Z):

1. **Ordinance U:** An Ordinance Amending and Reenacting Section 15.04.020 of the Town of Jackson Municipal Code related to the Adoption of 2018 International Building Code with certain Amendments (Presented for 3rd Reading and Designated Ordinance 1229)
2. **Ordinance V:** An Ordinance Amending and Reenacting Section 15.17.010 of the Town of Jackson Municipal Code related to the Adoption of 2018 International Residential Code with certain Amendments (Presented for 3rd Reading and Designated Ordinance 1230)
3. **Ordinance W:** An Ordinance Amending and Reenacting Section 15.27.010 of the Town of Jackson Municipal Code related to the Adoption of 2018 International Fuel Gas Code with certain Amendments (Presented for 3rd Reading and Designated Ordinance 1231)
4. **Ordinance X:** An Ordinance Amending and Reenacting Section 15.12.010 of the Town of Jackson Municipal Code related to the Adoption of 2018 International Mechanical Code with certain Amendments (Presented for 3rd Reading and Designated Ordinance 1232)
5. **Ordinance Y:** An Ordinance Amending and Reenacting Section 15.24.010 of the Town of Jackson Municipal Code related to the Adoption of 2018 International Plumbing Code with certain Amendments (Presented for 3rd Reading and Designated Ordinance 1233)
6. **Ordinance Z:** An Ordinance Amending Section 15.080.10 of the Jackson Municipal Code regarding the Adoption of the 2018 International Fire Code and International Wildland-Urban Interface Code with Certain Amendments and Appendices (Presented for 3rd Reading and Designated Ordinance 1234)

B. Ordinance A: An Ordinance Amending the Zoning District Map at 460 East Broadway to Public/Semi-Public (P/SP) (Presented for 2nd Reading)

C. Ordinance B: An Ordinance Amending the Zoning District Map at 660 East Broadway to Public/Semi-Public (P/SP) (Presented for 2nd Reading)

VII. MATTERS FROM MAYOR AND COUNCIL

A. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

IX. ADJOURN

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TOWN COUNCIL PROCEEDINGS - **UNAPPROVED**

APRIL 15, 2019

JACKSON, WYOMING

The Jackson Town Council met in special session in the Town Council Chambers located at in Town Hall at 150 East Pearl Avenue at 2:34 P.M. Upon roll call the following were found to be present:

- MAYOR: Pete Muldoon.
- COUNCIL: Arne Jorgensen, Jim Stanford, and Jonathan Schechter. Hailey Morton Levinson was absent.
- STAFF: Sandy Birdyshaw, Public Health Director Jodie Pond and current members of the Board of Health.

The Council held a brief discussion with Jodie Pond and member of the Board of Health.

Interviews for Teton District Board of Health. In December 2018 the Teton County Board of County Commissioners passed a resolution increasing the number of members on the Teton District Board of Health and allowing any municipality in the County to participate and appoint one member. In February 2019, the Town Council passed a resolution agreeing to participate in the board and advertised for letters of interest. Today, J. J. King and Lou Hochheiser were interviewed for the Town’s appointed seat on the Board of Health.

Adjourn. A motion was made by Jonathan Schechter and seconded by Jim Stanford to adjourn the meeting. The vote showed 4-0 in favor and the motion carried. The meeting adjourned at 3:04 P.M.
minutes:spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

Published JH News & Guide: April 24, 2019

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

MAY 6, 2019

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Council Chambers of the Town Hall located at 150 East Pearl at 6:00 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Jim Stanford, Hailey Morton Levinson, Arne Jorgensen, and Jonathan Schechter.
STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Todd Smith, Roger Schultz, Tyler Sinclair, Paul Anthony, Floren Poliseo, Kelly Thompson, Darren Brugmann, and Sandy Birdyshaw.

Mayor Muldoon introduced new Town employee Courtney Schwartz as the Administrative Assistant for the START department. A proclamation for Kids to Parks Day was read into the record.

Public Comment. None.

Consent Calendar. A motion was made by Jim Stanford and seconded by Hailey Morton Levinson to approve the consent calendar including items A-G as presented with the following motions.

A. **Meeting Minutes.** To approve the meeting minutes as presented for the April 15, 2019 workshop and regular meeting and special workshops on April 22 and April 29, 2019.

B. **Disbursements.** To approve the disbursements as presented. Jackson Curbside \$985.00, Carquest Auto \$831.16, Idaho State Tax Commission \$2,526.00, Ace Hardware \$3,007.94, Comm. Entry Services \$12,500.00, Wyo Dept of Employ \$13,570.29, Airgas Intermountain Inc \$114.95, High Country Linen \$1,826.54, Caselle \$4,798.67, JH News & Guide \$4,710.96, Jorgensen Associates \$9,127.50, Dell \$2,349.37, Leonard Petroleum Equip \$1,926.47, Lower Valley Power & Light \$10,503.28, Red's Auto Glass \$120.00, Smith Power Products \$729.74, JH20 Water Conditioning \$363.00, Watts Steam Store Rocky \$158.00, NAPA Auto Parts \$1,129.96, JH Community Counseling \$25,000.00, Teton Motors \$104.92, 842-NCPERS Group Wyo \$112.00, Teton Literacy Center \$4,087.50, CDW-Government \$35,706.70, White Glove Cleaning \$1,253.16, Greenwood Mapping \$990.00, Centurylink \$2,441.51, Cummins Rocky Mtn \$1,190.81, Lincoln Ntl Life \$6,782.52, USA Blue Book \$382.42, Delta Dental of Wyo \$582.40, Kustom Signals Inc \$7,458.00, JH Community Health \$3,750.00, Rotary Club of JH \$300.00, Sunrise Environmental \$67.85, Energy Laboratories Inc \$277.00, Teton County Transfer Station \$99.00, Roxanne Robinson \$98.96, Teton County Clerk \$73.36, Spring Creek Animal Hospital \$37.76, Core & Main LP \$3,111.25, Wyoming Com \$10.00, AT&T \$1,382.34, Glock Inc \$250.00, Rafter J Improvement District \$146.43, Verizon Wireless \$6,840.51, Xerox Corporation \$676.74, Alphagraphics Bozeman \$380.00, Local Gov't Liability Pool \$3,000.00, AFLAC \$3,299.40, Teton County Sheriff \$13,202.06, Teton County Public Health \$131.00, Alpine Veterinary Clinic \$135.00, Tom Guheen \$151.00, Kenworth Sales Company \$3,385.00, International Code Council \$308.50, Ranch Inn \$200.00, Yellow Iron Excavation \$420.00, Wheeler Tank Testing \$930.00, Creative Energies LLC \$120,192.68, Ntl Animal Control \$595.00, The Aftermarket Parts Co \$64.65, James Bristol \$45.00, Kilmer's BG Distributing \$4,800.00, ER Office Express \$119.38, VISA \$28,513.52, Thomas Quinn \$21.82, UPS \$10.61, CUES \$1,913.72, Advanced Glass Trim \$540.00, Falls Cabinet & Millwork \$924.00, Wyo Child Support Enforcement \$892.26, Wyo Title & Escrow \$300.00, Audrey Cohen-Davis \$473.33, Tracey Trefren \$248.50, Mike's Oilfield Services \$4,207.50, Miller Sanitation \$8,519.00, Thomson West \$1,265.21, Charter \$1,868.91, Local Equipment \$1,627.92, Mountain X LLC \$29,347.50, Wyo Workers Safety \$10,277.14, Freedom Services \$575.00, Respond First Aid Systems \$387.68, GILLIG LLC \$1,797.82, American Diversity Business Solutions \$2,118.89, Arne Jorgensen \$118.00, Commercial Tire-Idaho Falls \$663.96, Fire Services of Idaho \$1,067.00, Warner Truck Center \$263.15, Proforce Law Enforcement \$469.99, Michael Palazzolo \$215.06, Fish Creek Excavation \$4,654.03, Chris Rorke \$862.50, Bliss Cargo \$39.25, Coban Technologies \$2,583.75, Team Laboratory Chemicals \$1,750.00, Porter's Office Products \$106.75, Korem Corporation \$12,630.00, C&A Professional Cleaning \$8,932.78, Breakfast Rotary of JH \$350.00, Carrie Geraci \$2,100.00, Pro Equipment Sales \$92.50, Snake River Roasting \$344.00, Silverstar \$2,310.10, Advanced Pump & Equipment \$1,406.42, Big R Ranch & Home \$1,618.29, Mountain States Lighting \$4,522.07, James Phillips \$102.36, Mountain Electrical \$1,620.14, Kois Brothers Equipment \$8,212.06, Dean's Pest Control \$145.00, Best Best & Krieger \$2,263.00, Swagit Productions \$1,775.00, Trees Inc \$629.34, Custom Electronic Consultants \$13,051.28, \$3,286.01, Nataly Espinoza \$248.50, Jackson Animal Adoption \$1,372.58, ISC Inc \$5,668.25, Toolson Telephone \$1,164.25, Partsmaster \$33.28, Mobile Wireless \$3,880.00, Flat Creek WID \$3,922.50, Tim Gallagher \$100.00, Kellerstrass Enterprises \$48,569.27, Wrench It Plumbing & Heat \$3,291.46, Newlevel Group \$4,820.15, John Tighe \$280.85, LEPCO \$951.55, Christopher Leigh \$950.00, Amy Renova \$45.32, Amazon \$14,120.53, Teton Tools \$420.00, Kimley Horn \$18,112.50, Southerland Tool MFG \$1,359.00, Clerk of District Court \$110.00, Raftelis \$400.00, Official Court Record \$6,864.00, Water Werks \$843.70, Garmin USA \$130.90, Outlaw Brothers Construction \$3,724.31, Buckrail \$375.00, Angie Gemmel \$82.50, West Coast Code Consultants \$6,995.00, Deborah Supowit \$92.25, Patrick Moser \$430.00, Erin McGibbon \$500.00,

Virginian Lodge Condo HOA \$1,080.00, Gerald Piatt \$600.00, Jackson Towing Partners \$1,000.00, Ecoconnect Consulting \$6,180.00, C&C Trucking \$1,600.00, Lewis Roca Rothgerber \$4,026.00, William Laing \$600.00, Phillip Pearce \$450.00, JH Court Reporter \$40.00, Kuvinka & Kuvinka \$437.50, Erinn Homer \$740.00, Sean Pomerantz \$500.00, Lakhvinder Jordon \$740.00, Con Transport LLC \$6,500.00, Wasatch Forensic Nurses \$750.00, Vickie Howell \$686.00, Jonathan Schechter \$2,358.25, Michael Fielding \$2,212.33, Greg Ebarre \$1,100.00, Big Sprinkler \$925.00, Creative Metal Works \$400.00, NBI Inc \$356.95, Chani Knobe \$276.94, John Hardy Court Officer \$51.85, OPS Strategies \$5,687.50.

- C. **Special Event: Old Bill's Fun Run.** To approve the special event application made by the Community Foundation of Jackson Hole for Old Bill's Fun Run 2019, subject to the conditions and restrictions listed in the staff report.
- D. **Special Event: Teton County Search and Rescue Foundation Helicopter Demo.** To approve the special event application - TCSAR Helicopter Community Demo on Thursday, May 16, 2019, subject to the conditions and restrictions listed in the staff report.
- E. **Temporary Sign Permit: White Horse Social (P19-076).** To approve the temporary banners in conjunction with Horse Worriers (White Horse Social) subject to three (3) conditions of approval.
- F. **Malt Beverage Permits to Jackson Hole Rodeo for the 2019 Rodeo Season.** To approve the issuance of a malt beverage permits to the Jackson Hole Rodeo for the dates requested during the summer 2019 rodeo season, including the Shriner's Rodeo dates, from 5:30 P.M. to 10:30 P.M., subject to the conditions and restrictions listed in the staff report.
- G. **Malt Beverage Permit to Snake River Brewing for their Rebrand Event.** To approve the issuance of a malt beverage permit to Snake River Brewing Company for May 17, 2019 from 11:00 a.m. to 9:00 P.M., subject to the conditions and restrictions listed in the staff report.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Council Priorities. Discussion was not held.

Transfer of Public Works Water Truck to Teton County. Floren Poliseo made staff comment.

A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve the direct sale of the Town's used water truck to Teton County for \$5,000.00. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

2019 Public Art Plan. Tyler Sinclair made staff comment. Carrie Geraci of Jackson Hole Public Art made comment.

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to direct staff to work with the Public Art Administrator to develop budgets and work programs for the individual projects described in the annual plan, each to be reviewed and approved separately at a later date, or as part of the related department's budget, as presented. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P19-065, P19-102: Amendment to Housing Rental Deed Restriction and Transfer of Flat Creek Floodway Parcel at 550 W Broadway Avenue for Sagebrush Apartments. Paul Anthony and Lea Colasuonno made staff comment. Stefan Fodor made comment on behalf of Sagebrush Investors.

Item B (Parcel Transfer): A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve the applicant's request (P19-102) for the Town to accept ownership of a new .23-acre parcel to be transferred from the existing Sagebrush Apartment property to the Town that includes the floodway area of Flat Creek, subject to the Departmental reviews and discussion tonight with the understanding that the Town would be indemnified from all risks associated with this transfer. Mayor Muldoon called for the vote. The vote showed 4-1 in favor, with Stanford opposed. The motion carried.

Paul Anthony made staff comment. Stefan Fodor made comment on behalf of Sagebrush Investors. Len Lucas of Love Funding made comment.

Item A (HUD Rider): A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve the applicant's request (P19-065) to accept the HUD Rider to the Special

Restriction for Workforce Rental Housing with conditions [*staff confirmed conditions include a side agreement in a form acceptable by the Town Attorney and Housing Director related to mortgage default and liability*], subject to the departmental reviews. Mayor Muldoon called for the vote. The vote showed 4-1 in favor, with Stanford opposed. The motion carried.

Item P18-089, -090: Encroachment Agreement at 112 Center Street and 165 East Deloney Avenue with CCC’s Center Street LLC. Paul Anthony and Brian Lenz made staff comment. Jeanne Carruth and Jim Walter made comment on behalf of Crystal Creek Capital.

A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to authorize staff to prepare an Encroachment Agreement between the Town of Jackson and property owner, CCC’s Center Street LLC, to allow shoring nails and related temporary construction to encroach into the Town right-of-way on Center Street and East Deloney Avenue, subject to final review and approval by the Town Attorney. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P17-095: Professional Services Contract for Updates to Character District One and Historic Preservation Tools. Tyler Sinclair and Paul Anthony made staff comment.

A motion was made by Jim Stanford and seconded by Hailey Morton Levinson to authorize the Mayor to execute a Professional Services Contract between the Town and Winter and Company with a fixed-fee, not-to-exceed amount of \$138,835.00 for the completion of the LDR updates for Character District 1 and Historic Preservation LDRs, subject to any final review and approval by the Town Attorney. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Resolution 19-10: Amendment #3 to the Town FY 2019 Budget. Kelly Thompson made staff comment.

A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve Resolution 19-10 adopting amendments to the Town’s Fiscal Year 2019 budget.

RESOLUTION 19-10: A RESOLUTION ADOPTING AMENDMENTS TO THE FISCAL YEAR 2019 BUDGET OF THE TOWN OF JACKSON

WHEREAS, pursuant to Wyoming Statutes, the governing body of the Town of Jackson is empowered to control the finances of the Town including adopting and amending the annual budget; and

WHEREAS, the specific statutory requirements for budgeting procedures are stipulated in the Uniform Municipal Fiscal Procedures Act (W.S. 16-4-101 through 16-4-124); and

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Jackson that the fiscal year 2019 budget is hereby amended as follows:

EXPENDITURES AND OTHER USES	Approved Budget	Increase (Decrease)	Amended Budget
Mayor & Town Council	305,725	2,500	308,225
Town Attorney	467,142	-	467,142
Municipal Judge	247,965	-	247,965
Administration	318,382	-	318,382
Town Clerk & Personnel	610,129	30,000	640,129
Finance	584,425	4,500	588,925
Information Technology	523,132	-	523,132
Planning	957,579	-	957,579
Town-Wide Services	177,710	20,000	197,710
Town Hall Building	178,116	-	178,116
PD Administration	566,768	-	566,768
PD Investigation	433,759	-	433,759
PD Patrol	3,171,131	10,900	3,182,031
PD Community Service	512,091	-	512,091
PD Special Operations	26,005	-	26,005
Victim Services	303,928	-	303,928
Animal Shelter/Control	264,116	-	264,116
Building Inspections	408,669	-	408,669
Public Works Administration	259,161	-	259,161
Streets	1,802,062	164,500	1,966,562
Town Engineer	463,988	-	463,988
Public Works Yard Operations	165,239	-	165,239
Public Garage Operations	97,583	40,000	137,583
Cemetery	19,887	-	19,887
Social Services	699,172	-	699,172
Sports and Events Center	79,203	-	79,203
Public Amenities	76,951	-	76,951
Community Promotions	265,325	-	265,325
County-Budgeted Joint Programs	3,308,383	-	3,308,383
Transfers Out	5,042,398	-	5,042,398
Total General Fund	<u>22,336,124</u>	<u>272,400</u>	<u>22,608,524</u>
Affordable Housing	<u>1,052,239</u>	<u>258,904</u>	<u>1,311,143</u>
Total Affordable Housing Fund	<u>1,052,239</u>	<u>258,904</u>	<u>1,311,143</u>
Parking Exactions Fund	<u>35,000</u>	<u>-</u>	<u>35,000</u>
Total Parking Exactions Fund	<u>35,000</u>	<u>-</u>	<u>35,000</u>
Parks Exactions	<u>-</u>	<u>-</u>	<u>-</u>
Total Park Exactions	<u>-</u>	<u>-</u>	<u>-</u>
Employee Housing Fund	<u>446,740</u>	<u>-</u>	<u>446,740</u>
Total Employee Housing Fund	<u>446,740</u>	<u>-</u>	<u>446,740</u>
Animal Care Fund	<u>30,000</u>	<u>-</u>	<u>30,000</u>
Transfers Out	<u>35,000</u>	<u>-</u>	<u>35,000</u>
Total Animal Care Fund	<u>65,000</u>	<u>-</u>	<u>65,000</u>
Lodging Tax Fund	<u>483,074</u>	<u>-</u>	<u>483,074</u>
Transfers Out	<u>430,914</u>	<u>-</u>	<u>430,914</u>
Total Lodging Tax Fund	<u>913,988</u>	<u>-</u>	<u>913,988</u>

EXPENDITURES AND OTHER USES	Approved Budget	Increase (Decrease)	Amended Budget
Vertical Harvest Fund	42,500		42,500
Total Vertical Harvest Fund	42,500	-	42,500
Snow King-Snow Making Fund	52,552		52,552
Total Snow King-Snow Making Fund	52,552	-	52,552
START Administration	712,550	-	712,550
START Operations	3,959,908	-	3,959,908
START Capital	2,498,350	84,490	2,582,840
START Transfers	-	-	-
START Indirect Cost Allocations	54,346	-	54,346
Total START Fund Expenditures	7,225,154	84,490	7,309,644
Capital Outlay	11,400,092	229,988	11,630,080
Transfers Out	-	-	-
Total Capital Projects Fund	11,400,092	229,988	11,630,080
Capital Outlay	150,559	-	150,559
Total 2006 SPET	150,559	-	150,559
Capital Outlay	642,036	64,862	706,898
Total 2010 SPET	642,036	64,862	706,898
Capital Outlay	585,000	-	585,000
Total 2014 SPET	585,000	-	585,000
Capital Outlay	647,627	470,000	1,117,627
Total 2016 SPET	647,627	470,000	1,117,627
Water Maintenance & Operation	781,730	-	781,730
Water Wells	286,760	-	286,760
Water Billing & Accounting	168,789	-	168,789
Water Capital Outlay & Improvements	1,341,427	-	1,341,427
Water Loan Expenditures	108,220	-	108,220
Water Transfers Out	491,086	-	491,086
Sewage Plant Operations	874,973	-	874,973
Sewage Maint. & Operations	369,833	-	369,833
Sewage Billing & Accounting	167,982	-	167,982
Sewage Capital Outlay & Improvements	1,854,535	210,000	2,064,535
Sewage Transfers Out	491,086	-	491,086
Total Enterprise Funds	6,936,421	210,000	7,146,421
Employee Insurance	2,464,257	-	2,464,257
Total Insurance Fund	2,464,257	-	2,464,257
Fleet Expenditures	2,130,632	-	2,130,632
Total Fleet Management Fund	2,130,632	-	2,130,632
Central Equipment Expenses	528,510	-	528,510
Total Central Equipment Fund	528,510	-	528,510
IT Services	1,115,852	-	1,115,852
Total IT Service Fund	1,115,852	-	1,115,852
REVENUES AND OTHER SOURCES	Approved Budget	Increase (Decrease)	Amended Budget
Taxes	7,659,985	-	7,659,985
Licenses & Permits	1,011,226	-	1,011,226
Intergovernmental Revenue	10,207,406	-	10,207,406
Charges for Services	647,021	10,900	657,921
Fines & Forfeitures	408,226	-	408,226
Miscellaneous Revenue	183,857	-	183,857
Transfers In	1,071,518	-	1,071,518
Total General Fund	21,189,239	10,900	21,200,139
Licenses & Permits	30,000	-	30,000
Miscellaneous Revenue	10,000	-	10,000
Transfers In	285,701	-	285,701
Total Affordable Housing Fund	325,701	-	325,701
Licenses & Permits	1,000	-	1,000
Miscellaneous Revenue	200	-	200
Total Parking Exactions	1,200		1,200
Licenses & Permits	10,000	-	10,000
Miscellaneous Revenue	100	-	100
Total Park Exactions	10,100		10,100

REVENUES AND OTHER SOURCES	Approved Budget	Increase (Decrease)	Amended Budget
Miscellaneous Revenue	280,660	-	280,660
Transfers In	1,250,000	-	1,250,000
Total Employee Housing Fund	1,530,660	-	1,530,660
Miscellaneous Revenue	60,200	-	60,200
Total Animal Care Fund	60,200	-	60,200
Taxes	829,638	-	829,638
Miscellaneous Revenue	200	-	200
Total Lodging Tax Fund	829,838	-	829,838
Contributions & Donations	82,200	-	82,200
Total Vertical Harvest Fund	82,200	-	82,200
Contributions & Donations	52,752	-	52,752
Total Snow King Snow Making Fund	52,752	-	52,752
Intergovernmental Revenue	5,052,953	-	5,052,953
Charges for Services	1,320,619	-	1,320,619
Miscellaneous Revenue	4,500	-	4,500
Transfers In	430,914	-	430,914
Total START Fund Revenues	6,808,986	-	6,808,986
Intergovernmental	1,747,712	-	1,747,712
Miscellaneous Revenue	142,513	-	142,513
Transfers In	4,506,697	-	4,506,697
Total Capital Projects Fund	6,396,922	-	6,396,922
Miscellaneous Revenue	4,000	-	4,000
Total 2006 SPET	4,000	-	4,000
Miscellaneous Revenue	5,000	-	5,000
Total 2010 SPET	5,000	-	5,000
Taxes	-	-	-
Miscellaneous	20,000	-	20,000
Total 2014 SPET	20,000	-	20,000
Taxes	-	-	-
Miscellaneous	1,000	-	1,000
Total 2016 SPET	1,000	-	1,000
Water Intergovernmental	125,000	-	125,000
Water Charges for Services	2,437,476	-	2,437,476
Water Miscellaneous	37,000	-	37,000
Water Transfers In	30,000	-	30,000
Sewage Intergovernmental	125,000	-	125,000
Sewage Charges for Services	2,583,126	-	2,583,126
Sewage Miscellaneous	30,000	-	30,000
Sewage Transfers In	30,000	-	30,000
Total Enterprise Funds	5,397,602	-	5,397,602
Charges for Services	2,550,706	-	2,550,706
Miscellaneous Revenue	10,000	-	10,000
Total Employee Insurance Fund	2,560,706	-	2,560,706
Charges for Services	2,195,107	-	2,195,107
Miscellaneous Revenue	200	-	200
Transfers In	-	-	-
Total Fleet Management Fund	2,195,307	-	2,195,307
Charges for Services	553,700	-	553,700
Miscellaneous Revenue	2,000	-	2,000
Transfers In	139,000	-	139,000
Total Central Equipment Fund	694,700	-	694,700
Charges for Services	699,806	-	699,806
Miscellaneous Revenue	200	-	200
Transfers In	175,812	-	175,812
Total IT Service Fund	875,818	-	875,818

CHANGE OF FUND BALANCE	Approved Budget	Increase (Decrease)	Amended Budget
General Fund	(1,146,885)	(261,500)	(1,408,385)
Affordable Housing	(726,538)	(258,904)	(985,442)
Parking Exactions Fund	(33,800)	-	(33,800)
Park Exactions Fund	10,100	-	10,100
Employee Housing Fund	1,083,920	-	1,083,920
Vertical Harvest Fund	39,700	-	39,700
Snow Making Fund	200	-	200
Animal Care Fund	(4,800)	-	(4,800)
Lodging Tax Fund	(84,150)	-	(84,150)
Start Fund	(416,168)	(84,490)	(500,658)
Capital Projects	(5,003,170)	(229,988)	(5,233,158)
2006 SPET	(146,559)	-	(146,559)
2010 SPET	(637,036)	(64,862)	(701,898)
2014 SPET	(565,000)	-	(565,000)
2016 SPET	(646,627)	(470,000)	(1,116,627)
Enterprise Funds	(1,538,819)	(210,000)	(1,748,819)
Employee Insurance Fund	96,449	-	96,449
Fleet Management Fund	64,675	-	64,675
Central Equipment Fund	166,190	-	166,190
IT Services Fund	(240,034)	-	(240,034)

DATED THIS 6th DAY OF MAY, 2019.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Resolution 19-11: Week of the Young Child. Hailey Morton Levinson made comment. Jessica Jaubert made public comment. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve the Resolution 19-11 Week of the Young Child.

TOWN OF JACKSON RESOLUTION 19-11: (NATIONAL COLLABORATIVE FOR INFANTS & TODDLERS - WEEK OF THE YOUNG CHILD)

WHEREAS, the most rapid period of brain development occurs within the first years of life with the brain developing faster from birth to age three than at any later period in life, building the foundation for all future learning, behavior and health; and toddlers receive what their growing brains need, they become healthy children who are confident, empathetic and ready for school and life; and programs and policies that support healthy development from birth to age three result in better social, economic and health outcomes and build a more productive workforce that strengthens our economy now and in the future; and

WHEREAS, parents are a child’s most important caregivers and play the lead role in their child’s healthy development; at the same time, communities and governments can effectively provide families with an array of comprehensive support at an especially critical time; and

WHEREAS, programs and policies should start early to ensure healthy beginnings at birth, support families with infants and toddlers and make high-quality child care and learning environments more accessible and affordable to all; and

WHEREAS, high-quality child care is often unavailable or unaffordable for parents who need it, and many families are not connected to networks or early childhood support and parent education that can offer guidance and confidence to navigate the earliest months and years of their children’s lives; and

WHEREAS, studies and research continue to reinforce that preparing babies and young children to succeed in school and life has profound impacts on building a strong and vibrant economy; and

WHEREAS, the Town of Jackson and all local governments take pride in our responsibility to protect and enhance the health, welfare and safety of residents in cost-effective ways—especially for the working families with young children in our area; and

WHEREAS, research shows that when we invest in the first three years of a child’s life, including through parent education, the returns for the community are the highest, and we can reduce the need for more expensive interventions later; and

WHEREAS, research also shows that high-quality early childhood development programs can deliver an annual return of up to 13 percent per child on upfront costs through better outcomes in education, health, employment and social behavior in the decades that follow; and economists attribute local economic growth and prosperity to high-quality early child care programs; and

WHEREAS, 27% of children 0-3 living in Teton County live below 200% of the Federal Poverty Level; and

WHEREAS, the purpose of the Week of the Young Child is to recognize that healthy development and education of all children is the responsibility of all of us, and to recommit ourselves to ensuring that

each and every child experiences the type of early environment – at home, at child care, at school, and in the community – that will promote their early development.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Mayor and Town Council of the Town of Jackson in regular session duly assembled, that the Mayor and Council do hereby pledge their support and advocacy for supporting prenatal-to-three and early childhood education efforts that promote a healthy start at birth, support for families with infants and toddlers and high-quality care and learning environments through pre-K and further pledge that the Town of Jackson will:

- Support the efforts of Teton County, Systems of Education and other organizations in making Teton County an Early Learning Community and their convening an Early Learners Committee to create a plan with measurable outcomes to implement, shift and enhance evidence-based approaches that promote a comprehensive and equitable continuum of care that begins before birth and spans into adulthood, with specific recommendations for children under three and their families; and
- Support the leveraging of local, state and federal investments and exploration of innovative funding strategies and revenue streams to support early childhood programming; and
- Promote prenatal-to-pre-K policies, best practices and cross coordination to improve child and family outcomes as well as service delivery and efficacy in government through streamlined processes; and

FURTHER, the Town Council of the Town of Jackson does hereby declare its dedication for every young child to have access to safe, healthy, quality environments with passionate, educated, skilled, well-compensated and dedicated teachers and therefore I, Mayor Pete Muldoon declare the week of April 8-12, 2019, the Week of the Young Child in honor of all those committed to enhancing the lives of young children and their families and encourages all citizens to work to make an investment in early childhood education in our community.

DATED THIS 6th DAY OF MAY, 2019.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinances. A motion was made by Jim Stanford and seconded by Hailey Morton Levinson to read ordinances by short title. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**Ordinance U: An Ordinance Amending and Reenacting Section 15.04.020
of the Town of Jackson Municipal Code related to the Adoption of
2018 International Building Code with certain Amendments**

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE Nos 1141 AND 1020, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 854, SECTION 4 OF TOWN OF JACKSON ORDINANCE NO. 760, SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 601, 493, 483, 450, 430, 406 AND 320, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 271 AND SECTION 15.04.020 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve Ordinance U on second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**Ordinance V: An Ordinance Amending and Reenacting Section 15.17.010
of the Town of Jackson Municipal Code related to the Adoption of
2018 International Residential Code with certain Amendments**

ORDINANCE NOS. 1147 AND 1024, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 856, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 764 AND SECTION 15.17.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve Ordinance V on second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**Ordinance W: An Ordinance Amending and Reenacting Section 15.27.010
of the Town of Jackson Municipal Code related to the Adoption of
2018 International Fuel Gas Code with certain Amendments**

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1024, SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1144 AND 858, SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 766 AND SECTION 15.27.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve Ordinance W on second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**Ordinance X: An Ordinance Amending and Reenacting Section 15.12.010
of the Town of Jackson Municipal Code related to the Adoption of
2018 International Mechanical Code with certain Amendments**

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1145 AND 1023; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 855, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 762, SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 603, 494, 447, 412 AND 322, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 273 AND SECTION 15.12.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve Ordinance X on second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**Ordinance Y: An Ordinance Amending and Reenacting Section 15.24.010
of the Town of Jackson Municipal Code related to the Adoption of
2018 International Plumbing Code with certain Amendments**

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1146 AND 1025, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 857, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 765, SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 602, 495, 448, 407, 323, 274 AND 64, AND SECTION 15.24.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve Ordinance Y on second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**Ordinance Z: An Ordinance Amending Section 15.080.10
of the Jackson Municipal Code regarding the Adoption of the 2018 International
Fire Code and International Wildland-Urban Interface Code
with Certain Amendments and Appendices**

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1143, 1022 AND 885, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 761, SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 591, 497, 446, 408, 372 AND 321, C-1, SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 277 AND 272, AND SECTION 15.08.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL FIRE CODE,

2018 EDITION, AND THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS AND APPENDICES INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve Ordinance Z on second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**Ordinance A: An Ordinance Amending the Zoning District Map at
460 East Broadway to Public/Semi-Public (P/SP)**

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE CURRENT ZONING DESIGNATION OF 1.67 ACRES OF LAND ADDRESSED AS 460 EAST BROADWAY AVENUE AND CURRENTLY ZONED NEIGHBORHOOD MEDIUM DENSITY-2 (NM-2) TO PUBLIC/SEMI-PUBLIC (P/SP) (P18-338); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve Ordinance A on first reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**Ordinance B: An Ordinance Amending the Zoning District Map at
660 East Broadway to Public/Semi-Public (P/SP)**

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE CURRENT ZONING DESIGNATION OF 0.64 ACRES OF LAND ADDRESSED AS 660 EAST BROADWAY AVENUE AND CURRENTLY ZONED OFFICE RESIDENTIAL (OR)TO PUBLIC/SEMI-PUBLIC (P/SP) (P18-339); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approved Ordinance B on first reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Matters from Mayor and Council - Appointment to Board of Health. A motion was made by Pete Muldoon and seconded by Jonathan Schechter to appoint J.J. King to a one-year, initial term on the Teton District Board of Health. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Town Manager's Report. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to accept the Town Manager's Report. The Town Manager's Report contained an update on employee housing and FY2020 budget meetings. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Recess to Executive Session. At 9:08 p.m. a motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to recess the meeting to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii). Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

The public meeting reconvened at 9:22 p.m. Mayor Muldoon made comment. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve the Resignation Agreement signed by the Town Attorney, Audrey Cohen Davis. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 9:23 p.m. minutes:spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

Published JH News & Guide: May 15, 2019

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

MAY 7, 2019

JACKSON, WYOMING

The Jackson Town Council met in special workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 9:30 A.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Hailey Morton Levinson, Arne Jorgensen, and Jonathan Schechter. Jim Stanford arrived at 9:51 a.m.
STAFF: Larry Pardee, Roxanne Robinson, Tyler Sinclair, Darren Brugmann, Johnny Ziem, April Norton, Todd Smith, Roger Schultz, Michelle Weber, and Sandy Birdyshaw.

Executive Session. At 9:31 a.m., a motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to recess to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii). Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The public workshop reconvened at 10:05 a.m.

Liquor License Code Update. Sandy Birdyshaw presented an overview of the review process thus far and presented the remaining policy questions for discussion: resort liquor license fee, off-premises open container sales, requiring alcohol server training, grounds for suspension and/or revocation, and penalty for violations.

Public comment and discussion was held with Stephan Abrams, Gavin Fine, and Jim Waldrop. Chief Todd Smith made comment and discussed open containers, server training programs and cost, compliance check program and cost, penalties and their effect on license holders with the Council.

A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to continue discussion to a future date. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting recessed for lunch at 11:58 a.m. and reconvened at 1:03 p.m. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Hailey Morton Levinson, Arne Jorgensen, and Jonathan Schechter. Jim Stanford arrived at 1:07 p.m.

START. Darren Brugmann made comment on START Bike metrics from last summer.

Child Care. Tyler Sinclair made staff comment on the planning department and state's role in child care. The Council held discussion including licensing, inventorying supply, employee certification, land development regulations, Systems of Education, determining child care needs, changing "day care" in the LDRs to "child care", engaging Town and County agencies, and conducting a survey on future needs.

A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to direct staff to propose changes to codes and LDRs, to appoint Hailey Morton Levinson as point person on this endeavor, do a town future needs survey, research other ideas discussed today, and bring back to Council in coordination with Hailey Morton Levinson; including an evaluation of town and county facilities.

Arne Jorgensen left the meeting at 1:56 p.m. Public comment was given by Nena Lenz. Mayor Muldoon called for the vote. The vote showed 4-0 in favor, with Jorgensen absent. The motion carried.

Organizational Structure. START. These items were not discussed. A motion was made by Jim Stanford and seconded by Hailey Morton Levinson to continue these items to a future council meeting. Mayor Muldoon called for the vote. The vote showed 4-0 in favor, with Jorgensen absent. The motion carried.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to adjourn. The vote showed 4-0 in favor, with Jorgensen absent. The motion carried. The meeting adjourned at 2:13 p.m. minutes:spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

TOWN COUNCIL PROCEEDINGS - **UNAPPROVED**

MAY 10, 2019

JACKSON, WYOMING

The Jackson Town Council met in special session in the Town Council Chambers located at in Town Hall at 150 East Pearl Avenue at 4:02 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.

COUNCIL: Hailey Morton Levinson and Jonathan Schechter. Arne Jorgensen and Jim Stanford were absent.

STAFF: Larry Pardee, Lea Colasuonno, and Sandy Birdyshaw.

Executive Session. At 4:03 p.m., a motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to recess to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii)(x). Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The public meeting resumed at 4:09 p.m.

Appointment of an Acting / Interim Town Attorney. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to appoint Lea Colasuonno as the acting / interim town attorney and approve the contract as presented. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to adjourn. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 4:10 P.M. minutes: spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

Published JH News & Guide: May 22, 2019

TOWN COUNCIL PROCEEDINGS - **UNAPPROVED**

MAY 13, 2019

JACKSON, WYOMING

The Jackson Town Council met in special workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 9:03 A.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.

COUNCIL: Hailey Morton Levinson, Arne Jorgensen, Jim Stanford, and Jonathan Schechter.

STAFF: Larry Pardee, Kelly Thompson, Todd Smith, Darren Brugmann, Tyler Sinclair, Floren Poliseo, and Sandy Birdyshaw

WAM Summer Conference Voting Delegate. A motion was made by Arne Jorgensen and seconded by Jim Stanford to designate Hailey Morton Levinson as voting delegate and Arne Jorgensen as alternate for the Wyoming Association of Municipalities 2019 Summer Convention. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Town of Jackson Budget. Larry Pardee made comment on the scoring on the priority driven budget and internal services in the Police Department, Planning Department, Winter Maintenance Operations, START bus operations were reviewed.

Specific Purpose Excise Tax (SPET) Process and Discussion.

Larry Pardee made comment. Council held discussion including one cent or two cents, the process and timeline, bundling projects or keeping them individual on the ballot, and prioritizing Town projects.

Pete Muldoon left the meeting at 11:10 a.m.

Town of Jackson Budget. Larry Pardee made comment next steps in the budget process.

Adjourn. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to adjourn. The vote showed all in favor and the motion carried with Muldoon absent. The meeting adjourned at 11:25 A.M. minutes:spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

Published JH News & Guide: May 22, 2019

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
425	ACE EQUIPMENT & SUPPLY	168305	DISC BRUSH	04/24/2019	207.00	.00	
Total 425:					207.00	.00	
51	ACE HARDWARE	649489	UNIVERSAL GLOSS BLACK	04/30/2019	8.99	.00	
51	ACE HARDWARE	649590	GORILLA SUPERGLUE 2PK 3G	04/30/2019	5.49	.00	
51	ACE HARDWARE	650002	HOSE ADAPR 3/4" SWVL BRS	05/02/2019	7.49	.00	
51	ACE HARDWARE	650105	SPRYPAIN T CAMOFL BLK 12OZ	05/03/2019	7.49	.00	
51	ACE HARDWARE	650928	AXE CAMPERS 26" HANDLE	05/08/2019	49.99	.00	
51	ACE HARDWARE	651009	SPLIT RING 1-3/4", SW DRILL/D	05/09/2019	40.93	.00	
51	ACE HARDWARE	651681	SILVER TARP 10X20, CORD BU	05/13/2019	69.89	.00	
Total 51:					190.27	.00	
3596	ADVANCED GLASS TRIM, LLC	24152	WINDSHIELD #1464- 2017 SUBA	05/07/2019	350.00	.00	
Total 3596:					350.00	.00	
4730	ADVANCED PUMP & EQUIPME	8916	MARTIN LANE LIFT STATION- T	05/05/2019	7,761.09	.00	
Total 4730:					7,761.09	.00	
88	AIRGAS INTERMOUNTAIN INC.	9088231986	BLNKT WLDG	04/30/2019	35.15	.00	
88	AIRGAS INTERMOUNTAIN INC.	9961747223	RENT CYL IND LARGE ACETYL	04/30/2019	95.29	.00	
Total 88:					130.44	.00	
6439	BENJAMIN JONES	050319	BAIL REFUND 19-02-0155	05/03/2019	740.00	.00	
Total 6439:					740.00	.00	
4774	BIG R RANCH & HOME	1373859	BROWN/WHITE POLY TARP	04/04/2019	12.99	.00	
4774	BIG R RANCH & HOME	1377991	HOSE HANGER STEEL	05/03/2019	5.99	.00	
4774	BIG R RANCH & HOME	1378478	NUTS BOLTS WASHERS	05/06/2019	11.47	.00	
Total 4774:					30.45	.00	
1560	BLUE SPRUCE CLEANERS,INC	050119	DRY CLEANING	05/01/2019	236.55	.00	
Total 1560:					236.55	.00	
5880	BOREAL PROPERTY MANAGE	13991	JANUARY 22: FIX LIGHT ON SE	01/31/2019	560.00	.00	
Total 5880:					560.00	.00	
5	CARQUEST AUTO PARTS INC.	6090-431712	DRIVEWAY CLEANER	05/03/2019	20.96	.00	
Total 5:					20.96	.00	
6065	CLERK OF DISTRICT COURT	051319	APPEAL CASE 18-08-0769	05/13/2019	110.00	110.00	05/13/2019
Total 6065:					110.00	110.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
605	CNA SURETY	070319	BOND FOR CLERKS & TREASU	05/14/2019	609.50	.00	
Total 605:					609.50	.00	
4490	COBAN TECHNOLOGIES, INC	21075	CLOUD COURIER	03/18/2019	2,126.25	.00	
Total 4490:					2,126.25	.00	
4292	Commercial Tire-ID Falls	116126	225/60R18 FS DEST LE2 100H B	02/13/2019	1,381.76	.00	
4292	Commercial Tire-ID Falls	117330	LT265/70R17 FAL WILDPEAK	04/20/2019	872.96	.00	
Total 4292:					2,254.72	.00	
4887	CONTROL SYSTEM TECHNOLO	9217	CONTROL SERVICE- SPRUCE	02/25/2019	125.00	.00	
4887	CONTROL SYSTEM TECHNOLO	9226	CONTROL SERVICE, MILEAGE	03/11/2019	567.50	.00	
4887	CONTROL SYSTEM TECHNOLO	9270	CONTROL SERVICE- RELOCAT	05/01/2019	6,789.50	.00	
4887	CONTROL SYSTEM TECHNOLO	9274	CONTROL SERVICE- TROUBLE	05/06/2019	625.00	.00	
4887	CONTROL SYSTEM TECHNOLO	9275	CONTROL SERVICE- UPLOADE	05/06/2019	3,385.00	.00	
Total 4887:					11,492.00	.00	
1691	CORE & MAIN LP	K482954	PIT NEP, 3/4 COPPERHORN, C	05/01/2019	10,472.64	.00	
Total 1691:					10,472.64	.00	
611	CUMMINS ROCKY MOUNTAIN L	59-3396	HEATER ENG- COOLANT	05/01/2019	253.29	.00	
Total 611:					253.29	.00	
6124	DAVID STUBBS	190429	REC CENTER CONSTRUCTION	04/29/2019	1,000.00	.00	
Total 6124:					1,000.00	.00	
708	DELTA DENTAL PLAN OF WYO	050119	APRIL CLAIMS	04/30/2019	7,674.13	7,674.13	05/09/2019
Total 708:					7,674.13	7,674.13	
3408	E.R. OFFICE EXPRESS	12509	LAMINATING POUCHES-	04/24/2019	41.59	.00	
3408	E.R. OFFICE EXPRESS	12585	PAPER	05/02/2019	78.99	.00	
3408	E.R. OFFICE EXPRESS	12629	ALERA WRIGLEY SERIES HIGH	05/07/2019	216.00	.00	
3408	E.R. OFFICE EXPRESS	12639	ALERA MB SERIES MESH MID-	05/09/2019	279.48	.00	
Total 3408:					616.06	.00	
5223	ENERGY CONSERVATION WOR	030419	ANNUAL CONTRACT	05/14/2019	35,000.00	.00	
Total 5223:					35,000.00	.00	
3195	FERGUSON ENTERPRISES, IN	7069209	CCY OTR CONV MWAVE, FRT	04/05/2019	269.00	.00	
Total 3195:					269.00	.00	
4709	FLEETPRIDE	26071316	PADKIT, FRT	04/29/2019	1,090.48	.00	
4709	FLEETPRIDE	26125734	CYLINDER REFRIGERANT	04/30/2019	94.94	.00	
4709	FLEETPRIDE	26156610	CYLINDER R134A REFRIGERAN	04/30/2019	284.82	.00	
4709	FLEETPRIDE	26167318	CHARGE AIR BELLOWS HOT H	04/30/2019	103.36	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4709:					1,573.60	.00	
6178	FORTRESS HOME IMPROVEME	431-252	REPAIRED DAMAGE TO THE E	05/13/2019	675.00	.00	
Total 6178:					675.00	.00	
668	FREEDOM MAILING SERVICE I	35902	UTILITY BILLING	05/03/2019	912.26	.00	
668	FREEDOM MAILING SERVICE I	35902	UTILITY BILLING	05/03/2019	912.26	.00	
Total 668:					1,824.52	.00	
1022	GALLS INC.	012483844	PANT W FLEX TAC	04/15/2019	136.50	.00	
1022	GALLS INC.	012483844	PANT W FLEX TAC	04/15/2019	136.50	.00	
Total 1022:					273.00	.00	
4212	GILLIG LLC	40573791	SKIRT FIXED SSLF PANEL, SKI	04/26/2019	5,148.67	.00	
4212	GILLIG LLC	40574847	PRESS DIESEL EXHAUST FLUI	04/30/2019	1,313.32	.00	
4212	GILLIG LLC	40575906	GAS F4 SPRING ASM	05/02/2019	145.64	.00	
4212	GILLIG LLC	40576363	RADITATOR ASSY W/E COAT	05/03/2019	2,602.12	.00	
4212	GILLIG LLC	40578263	SLACK AUTO HALDEX ADJUST	05/09/2019	584.48	.00	
4212	GILLIG LLC	40578264	GAS W/O LOCKING SPRING AS	05/09/2019	170.40	.00	
Total 4212:					9,964.63	.00	
93	HACH CHEMICAL CO.	11437473	NITRIFICATION INHHIBITOR, N	04/23/2019	1,518.37	.00	
Total 93:					1,518.37	.00	
4988	HD FOWLER COMPANY	I5120933	2" & 1-1/2"MIP X PEP PACK JOI	04/23/2019	7,244.25	.00	
4988	HD FOWLER COMPANY	I5120935	8" EPOXY COATED SADDLE FO	04/23/2019	440.12	.00	
4988	HD FOWLER COMPANY	I5120939	4" MJ FLG RESILIENT WEDGE	04/23/2019	2,913.82	.00	
Total 4988:					10,598.19	.00	
96	HIGH COUNTRY LINEN	0125409	UNIFORMS: ADMIN	04/25/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0125409	UNIFORMS: WATER	04/25/2019	21.82	.00	
96	HIGH COUNTRY LINEN	0125409	UNIFORMS: FLEET	04/25/2019	38.80	.00	
96	HIGH COUNTRY LINEN	0125409	UNIFORMS: SEASONAL	04/25/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0125409	BUILDING MAINT: PW YARD	04/25/2019	53.05	.00	
96	HIGH COUNTRY LINEN	0125409	UNIFORMS: SEWER	04/25/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0125409	UNIFORMS: STREET	04/25/2019	50.93	.00	
96	HIGH COUNTRY LINEN	0125409	UNIFORMS: WWTP	04/25/2019	24.25	.00	
96	HIGH COUNTRY LINEN	0126494	BUILDING MAINT: PW YARD	05/02/2019	20.00	.00	
96	HIGH COUNTRY LINEN	0126494	UNIFORMS: SEWER	05/02/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0126494	UNIFORMS: STREET	05/02/2019	50.93	.00	
96	HIGH COUNTRY LINEN	0126494	UNIFORMS: WWTP	05/02/2019	24.25	.00	
96	HIGH COUNTRY LINEN	0126494	UNIFORMS: ADMIN	05/02/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0126494	UNIFORMS: WATER	05/02/2019	21.82	.00	
96	HIGH COUNTRY LINEN	0126494	UNIFORMS: FLEET	05/02/2019	38.80	.00	
96	HIGH COUNTRY LINEN	0127214	MATS	05/07/2019	215.50	.00	
96	HIGH COUNTRY LINEN	0127362	MATS	05/08/2019	61.93	.00	
96	HIGH COUNTRY LINEN	0127584	UNIFORMS: ADMIN	05/09/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0127584	UNIFORMS: WATER	05/09/2019	19.40	.00	
96	HIGH COUNTRY LINEN	0127584	UNIFORMS: FLEET	05/09/2019	23.28	.00	
96	HIGH COUNTRY LINEN	0127584	BUILDING MAINT: PW YARD	05/09/2019	53.05	.00	
96	HIGH COUNTRY LINEN	0127584	UNIFORMS: SEWER	05/09/2019	9.70	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0127584	UNIFORMS: STREET	05/09/2019	38.80	.00	
96	HIGH COUNTRY LINEN	0127584	UNIFORMS: WWTP	05/09/2019	24.25	.00	
96	HIGH COUNTRY LINEN	S011201	BUILDING MAINT: TOJ HOME R	01/30/2019	27.60	.00	
96	HIGH COUNTRY LINEN	S0123159	CLEANING SUPPLIES	04/08/2019	178.60	.00	
96	HIGH COUNTRY LINEN	S0123339	TOWELS	04/09/2019	64.00	.00	
96	HIGH COUNTRY LINEN	S0124783	CLEANING SUPPLIES	04/19/2019	91.08	.00	
96	HIGH COUNTRY LINEN	S0124971	CLEANING SUPPLIES	04/22/2019	56.48	.00	
96	HIGH COUNTRY LINEN	S0125564	PURELL	04/26/2019	.00	.00	
Total 96:					1,266.52	.00	
4044	IDAHO FALLS PETERBILT	506477	DPF, HEAVY DUTY ELE	04/24/2019	3,712.27	.00	
Total 4044:					3,712.27	.00	
4677	IDEXX DISTRIBUTION, INC.	3046304480	GAMMA IRRAD COLILERT 100M	04/22/2019	318.64	.00	
Total 4677:					318.64	.00	
106	INTERSTATE BATTERY	22243687	(1) MTP-48/H6, (2) SRM-24, COR	04/29/2019	325.85	.00	
106	INTERSTATE BATTERY	22243791	(1) MTP-48/H6- CORE RETURN	05/06/2019	10.95	.00	
Total 106:					336.80	.00	
5098	JACKSON ANIMAL HOSPITAL	22886	ANIMAL CARE	04/01/2019	229.26	.00	
5098	JACKSON ANIMAL HOSPITAL	23049	ANIMAL CARE	04/08/2019	54.00	.00	
5098	JACKSON ANIMAL HOSPITAL	23308	ANIMAL CARE	04/19/2019	15.00	.00	
5098	JACKSON ANIMAL HOSPITAL	23331	ANIMAL CARE	04/19/2019	35.00	.00	
Total 5098:					333.26	.00	
44	JACKSON HOLE CHAMBER	051419	OLD WEST DAYS PARADE FEE	05/14/2019	25.00	.00	
Total 44:					25.00	.00	
131	JACKSON HOLE NEWS & GUID	294763	AD#362673	04/24/2019	52.98	.00	
131	JACKSON HOLE NEWS & GUID	294841	AD#362385- RFB:2019 CHIP SE	04/24/2019	236.36	.00	
131	JACKSON HOLE NEWS & GUID	294956	AD#361963- WATER QUALITY 4/	04/30/2019	1,057.68	.00	
131	JACKSON HOLE NEWS & GUID	295308	AD#362581	05/01/2019	432.96	.00	
131	JACKSON HOLE NEWS & GUID	295309	AD#363009	05/01/2019	73.35	.00	
131	JACKSON HOLE NEWS & GUID	295311	AD#363008	05/01/2019	65.20	.00	
131	JACKSON HOLE NEWS & GUID	295312	AD#363007	05/01/2019	69.28	.00	
131	JACKSON HOLE NEWS & GUID	295313	AD#363006	05/01/2019	65.20	.00	
131	JACKSON HOLE NEWS & GUID	295314	AD#363002	05/01/2019	85.58	.00	
131	JACKSON HOLE NEWS & GUID	295315	AD#363003	05/01/2019	183.38	.00	
131	JACKSON HOLE NEWS & GUID	295316	AD#363004	05/01/2019	69.28	.00	
131	JACKSON HOLE NEWS & GUID	295317	AD#363005	05/01/2019	61.13	.00	
131	JACKSON HOLE NEWS & GUID	295419	AD#36AD#363284	05/08/2019	518.40	.00	
131	JACKSON HOLE NEWS & GUID	295561	AD#363467	05/08/2019	65.20	.00	
131	JACKSON HOLE NEWS & GUID	295562	AD#363466	05/08/2019	150.78	.00	
131	JACKSON HOLE NEWS & GUID	295563	AD#363465	05/08/2019	154.85	.00	
Total 131:					3,341.61	.00	
5084	JACKSON HOLE SECURITY, LL	602	ALARM FOR BUS #205, LABOR	03/06/2019	50.00	.00	
5084	JACKSON HOLE SECURITY, LL	611	BUILDING FIRE EXTINGUISHER	03/27/2019	120.00	.00	
5084	JACKSON HOLE SECURITY, LL	611	ANNUAL INSPECTIONS- FIRE E	03/27/2019	988.72	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5084:					1,158.72	.00	
114	JACKSON LUMBER INC	00446617-001	GALV HARDWARE CLOTH	05/06/2019	13.32	.00	
Total 114:					13.32	.00	
5155	JELLY DONUT, LLC	11019	FIX WINDSHIELD CHIPS ON BU	04/11/2019	770.00	.00	
Total 5155:					770.00	.00	
2486	JH APPLIANCE	34989	SERVICE CHARGE @ VIRGINIA	04/05/2019	190.00	.00	
Total 2486:					190.00	.00	
6437	JOSUE DAVID ANGON CRUZ	050319	BAIL REFUND 19-02-0128	05/03/2019	740.00	.00	
Total 6437:					740.00	.00	
6436	KATHY HARRINGTON DOMESTI	9167	cleaning	05/07/2019	370.00	.00	
Total 6436:					370.00	.00	
5473	KELLERSTRASS ENTERPRISES	D7863	MIDGRADE 87 E-10, DF#2 DYED	05/10/2019	25,914.68	.00	
Total 5473:					25,914.68	.00	
6438	KYLE SAGARA	050319	BAIL REFUND 19-03-0337	05/03/2019	740.00	.00	
Total 6438:					740.00	.00	
6414	LAING, WILLIAM	050219	VOID AND RE-ISSUE CHECK	05/02/2019	600.00	600.00	05/14/2019
Total 6414:					600.00	600.00	
2850	LDA INC.	6645	SHIPPING- WATER SAMPLES	05/07/2019	59.61	.00	
Total 2850:					59.61	.00	
2224	LOCAL GOV'T LIABILITY POOL	12295	seDGWICK CLAIMS MGT/AVIS	05/08/2019	1,000.00	.00	
Total 2224:					1,000.00	.00	
156	LOWER VALLEY ENERGY INC	20593	92050-019: SEWER LIFT PUMP	04/30/2019	74.74	.00	
156	LOWER VALLEY ENERGY INC	20593	92050-126: SEWER LIFT STATIO	04/30/2019	22.24	.00	
156	LOWER VALLEY ENERGY INC	20593	92050-334: SEWER LIFT STATIO	04/30/2019	100.66	.00	
156	LOWER VALLEY ENERGY INC	20593	92050-018: SEWER LIFT PUMP-	04/30/2019	32.65	.00	
156	LOWER VALLEY ENERGY INC	20593	92050-024: SEWER LIFT PUMP	04/30/2019	18.05	.00	
156	LOWER VALLEY ENERGY INC	20593	92050-127: 3337 CODY CRK DR	04/30/2019	290.40	.00	
156	LOWER VALLEY ENERGY INC	92050-010- 04/	92050-010: ELY SPRINGS RD FI	04/30/2019	414.46	.00	
156	LOWER VALLEY ENERGY INC	92050-017- 04/	92050-017: INTERMED TREATM	04/30/2019	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-021- 04/	92050-021: 150 E PEARL AVE	04/30/2019	1,385.77	.00	
156	LOWER VALLEY ENERGY INC	92050-025: 04/	92050-025: SK W NEW SHOP	04/30/2019	654.84	.00	
156	LOWER VALLEY ENERGY INC	92050-047: 04/	92050-047: UV BUILDING	04/30/2019	278.36	.00	
156	LOWER VALLEY ENERGY INC	92050-049: 04/	92050-049: WASTE WATER PLA	04/30/2019	8,111.33	.00	
156	LOWER VALLEY ENERGY INC	92050-051: 04/	92050-051: WELL #5	04/30/2019	2,461.07	.00	
156	LOWER VALLEY ENERGY INC	92050-114: 04/	92050-114: HOME RANCH RSTR	04/30/2019	318.73	.00	
156	LOWER VALLEY ENERGY INC	92050-131: 04/	92050-131: 195 E DELONEY RS	04/30/2019	197.21	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-385- 04/	92050-385: SPRING CREEK LIFT	04/30/2019	261.47	.00	
156	LOWER VALLEY ENERGY INC	92050GRP:205	92050-GRP:20560- MULTIPLE S	04/30/2019	2,244.34	.00	
Total 156:					16,882.32	.00	
6137	MATTSON, ELIJAH	051019	refund deposit error	05/10/2019	550.00	550.00	05/10/2019
Total 6137:					550.00	550.00	
4623	MSC INDUSTRIAL SUPPLY CO	2936077001	HEX NUTS, ATO FUSE, CABLE	04/18/2019	262.66	.00	
Total 4623:					262.66	.00	
257	NAPA AUTO PARTS INC.	840583	NAPA GOLD AIR FILTER	04/03/2019	151.28	.00	
257	NAPA AUTO PARTS INC.	845570	COUPLER	04/30/2019	7.74	.00	
Total 257:					159.02	.00	
187	NELSON ENGINEERING	49296	PROJ: 14-175-03 WEST BROAD	04/23/2019	1,201.60	.00	
Total 187:					1,201.60	.00	
4412	NEOFUNDS	042919	POSTAGE	04/29/2019	1,000.00	.00	
Total 4412:					1,000.00	.00	
6440	OPS STRATEGIES	19013	PROJ: 19-12- PUBLIC WORKS G	04/01/2019	810.00	.00	
Total 6440:					810.00	.00	
3727	TREFREN, TRACEY	050819	UNIFORM CLEANING	05/08/2019	179.79	.00	
Total 3727:					179.79	.00	
5026	PELLETIER, CARL	051019	REIMBURSEMENT FOR DIRECT	05/10/2019	607.46	.00	
Total 5026:					607.46	.00	
6322	PIATT, GERALD	051319	reissue deposit and bonus check-l	05/13/2019	1,278.58	1,278.58	05/13/2019
Total 6322:					1,278.58	1,278.58	
6429	RAZORBACK EXCAVATION INC	2109	DOZER WORK	04/01/2019	20,197.50	.00	
Total 6429:					20,197.50	.00	
552	RENDEZVOUS ENGINEERING,	21045	JOB #: 18-033- TOJ PUBLIC WO	04/30/2019	1,125.30	.00	
Total 552:					1,125.30	.00	
4198	RESPOND FIRST AID SYSTEMS	193763	FIRST AID KIT SUPPLIES @ W	05/01/2019	171.70	.00	
Total 4198:					171.70	.00	
5543	RUSH TRUCK CENTER, IDAHO	3014576423	KT SHOE KIT BRAKE	04/11/2019	495.70	495.70	05/09/2019
Total 5543:					495.70	495.70	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4691	SCHOW'S TRUCK CENTER	C005042554:0	SB21P4707QP- HYBRID REAR B	04/08/2019	587.44	.00	
Total 4691:					587.44	.00	
201	SENIOR CENTER OF JACKSON	051319	4TH QUARTER PAYMENT	05/13/2019	21,750.00	.00	
Total 201:					21,750.00	.00	
4548	SILVER CREEK SUPPLY	S1971840.001	ROTOR 8005 PC & FC	04/15/2019	56.57	.00	
4548	SILVER CREEK SUPPLY	S1975139.001	3/4 PRV WTR PRV LEAD FREE	04/19/2019	111.96	.00	
Total 4548:					168.53	.00	
236	SMITH POWER PRODUCTS,INC	460433	PO#277- COMPONENT ENG- HI	04/25/2019	8,897.33	.00	
236	SMITH POWER PRODUCTS,INC	460435	PO#272- COMPONENT TRAH- N	04/25/2019	1,949.50	.00	
Total 236:					10,846.83	.00	
5165	SMITH, PHILLIP	050319	REIMBURSE FOR CARPET CLE	05/03/2019	268.95	.00	
Total 5165:					268.95	.00	
4699	SNAKE RIVER ROASTING	608342	COFFEE: MAIN PW SHOP	05/06/2019	96.90	.00	
4699	SNAKE RIVER ROASTING	608448	COFFEE	05/07/2019	48.45	.00	
Total 4699:					145.35	.00	
1505	SPRING CREEK ANIMAL HOSPI	624960628	ANIMAL CARE	03/29/2019	86.49	.00	
1505	SPRING CREEK ANIMAL HOSPI	624961594	ANIMAL CARE	04/18/2019	86.39	.00	
1505	SPRING CREEK ANIMAL HOSPI	624961828	ANIMAL CARE	04/23/2019	27.14	.00	
Total 1505:					200.02	.00	
3989	STINKY PRINTS, INC	52064	PROJ: PUBLIC WORKS SOUTH	04/03/2019	35.64	.00	
Total 3989:					35.64	.00	
1054	SUNRISE ENVIRONMENTAL	97420	KRYSTAL ICE	04/30/2019	161.78	.00	
Total 1054:					161.78	.00	
4073	TETON COUNTY INMATE FUND	536	APRIL INMATES	05/06/2019	288.00	.00	
Total 4073:					288.00	.00	
1443	TETON COUNTY CLERK	053019	MAY 2019 PARKS AND REC OP	05/15/2019	100,180.90	.00	
1443	TETON COUNTY CLERK	053019	MAY2019 PARKS AND REC OPE	05/15/2019	33,204.10	.00	
1443	TETON COUNTY CLERK	053119	MAY2019 HOUSING	05/15/2019	22,141.75	.00	
Total 1443:					155,526.75	.00	
405	TETON COUNTY FAIR BOARD	1507	LIGHT TOKENS	04/18/2019	200.00	.00	
Total 405:					200.00	.00	
2327	TETON COUNTY SHERIFF-DISP	051419	APRIL DISPATCH	05/14/2019	16,761.40	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 2327:					16,761.40	.00	
996	TETON COUNTY SPECIAL FIRE	051419	APRIL 2019 FIRE CAPITAL	05/14/2019	1,145.40	.00	
996	TETON COUNTY SPECIAL FIRE	051419A	APRIL CAPITAL SPECIAL FIRE	05/14/2019	60,565.05	.00	
996	TETON COUNTY SPECIAL FIRE	051419B	APRIL 2019 SPEICAL FIRE	05/14/2019	23,708.58	.00	
996	TETON COUNTY SPECIAL FIRE	053019	MAY 2019 FIRE EMS OPERATIO	05/15/2019	124,045.50	.00	
Total 996:					209,464.53	.00	
1614	TETON COUNTY-FUND 10	051419	APRIL 2019 KRISTI MALONE	05/14/2019	3,322.81	.00	
1614	TETON COUNTY-FUND 10	051419A	PATHWAYS APRIL 2019	05/14/2019	4,320.34	.00	
Total 1614:					7,643.15	.00	
166	TETON COUNTY-FUND 19	051419	APRIL 2019 PARKS AND REC C	05/14/2019	139,192.65	.00	
Total 166:					139,192.65	.00	
268	TETON MOTORS INC	5090421	FLOOR LINER FRONT BLACK	05/10/2019	102.00	.00	
268	TETON MOTORS INC	8016595	INSTALL HOOD, PIN, LABOR, H	04/24/2019	2,079.78	.00	
Total 268:					2,181.78	.00	
5846	TETON TOOLS LLC	04301917212	19.2 SOLUS EDGE FULL SCANB	04/30/2019	999.01	.00	
5846	TETON TOOLS LLC	04301917213	13MM SEM IMP SKT, 10MM SE	04/30/2019	35.40	.00	
Total 5846:					1,034.41	.00	
3162	TETON TRASH REMOVAL, INC.	19 MAY 915	TRASH 145 west hansen 2a	05/01/2019	42.50	.00	
Total 3162:					42.50	.00	
2694	TETON VALLEY NEWS	1896537	DRIVER AD	05/02/2019	157.56	.00	
Total 2694:					157.56	.00	
5637	TIGHE, JOHN	18512	MICRO BLOW TOR	05/02/2019	30.50	.00	
Total 5637:					30.50	.00	
5038	TREFONAS LAW, P.C.	043019	APRIL SERVICES	04/30/2019	61.20	.00	
Total 5038:					61.20	.00	
3727	TREFREN, TRACEY	050819	TRAVEL REIMBURSEMENT	05/08/2019	403.36	.00	
Total 3727:					403.36	.00	
777	UPPER CASE PRINTING INK	14392	2018 WATER LETTER INSERTS	04/24/2019	155.70	.00	
Total 777:					155.70	.00	
3420	VISA	1016 051819	USPS	05/18/2019	28.30	28.30	05/14/2019
3420	VISA	1073 051819	ALBERTSONS	05/18/2019	21.09	21.09	05/14/2019
3420	VISA	1073 051819	SNAKE RIVER BREWING	05/18/2019	56.64	56.64	05/14/2019
3420	VISA	1073 051819	STAPLES	05/18/2019	35.40	35.40	05/14/2019
3420	VISA	1115 051819	PAYPAL LUSTRECALNA	05/18/2019	255.00	255.00	05/14/2019

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		1115 051819	TIPS/HEALTH COMMUNICATIO	05/18/2019	75.00	75.00	05/14/2019
3420 VISA		1115 051819	CHINATOWN	05/18/2019	100.00	100.00	05/14/2019
3420 VISA		1115 051819	CREEKSIDE MARKET	05/18/2019	43.20	43.20	05/14/2019
3420 VISA		1123 051819	CIT INTERNAIONAL	05/18/2019	550.00	550.00	05/14/2019
3420 VISA		1123 051819	SIGNUP GENIUS	05/18/2019	269.89	269.89	05/14/2019
3420 VISA		1123 051819	BUDGET REPAY RESERVATIO	05/18/2019	182.94	182.94	05/14/2019
3420 VISA		1164 051819	DELTA AIR	05/18/2019	30.00	30.00	05/14/2019
3420 VISA		1164 051819	AVIS RENTAL CAR	05/18/2019	1,067.86	1,067.86	05/14/2019
3420 VISA		1164 051819	COMFORT INN GREENWILLVE	05/18/2019	322.56	322.56	05/14/2019
3420 VISA		1164 051819	PRIOR BALANCE	05/18/2019	160.44	160.44	05/14/2019
3420 VISA		1214 051819	STAPLES	05/18/2019	114.93	114.93	05/14/2019
3420 VISA		1255 051819	TRAVEL	05/18/2019	3,285.43	3,285.43	05/14/2019
3420 VISA		2030 051819	APPLEBEES MERIDIAN ID	05/18/2019	18.14	18.14	05/14/2019
3420 VISA		2030 051819	CRACKER BARREL NAMPA ID	05/18/2019	17.82	17.82	05/14/2019
3420 VISA		2030 051819	WM SUPERCETNER NAMPA ID	05/18/2019	12.67	12.67	05/14/2019
3420 VISA		2030 051819	STINKERS CALDWELL ID	05/18/2019	23.95	23.95	05/14/2019
3420 VISA		2030 051819	TACO REY RAY	05/18/2019	8.89	8.89	05/14/2019
3420 VISA		2030 051819	AMAZON	05/18/2019	81.83	81.83	05/14/2019
3420 VISA		2030 051819	TEXAS ROADHOUSE EVANSVIL	05/18/2019	57.09	57.09	05/14/2019
3420 VISA		2030 051819	SHELL EDEN ID	05/18/2019	33.18	33.18	05/14/2019
3420 VISA		2030 051819	JACKS IN THE BOX	05/18/2019	4.07	4.07	05/14/2019
3420 VISA		2030 051819	ALBERTSONS	05/18/2019	9.46	9.46	05/14/2019
3420 VISA		2030 051819	TACO EL REY CALDWELL ID	05/18/2019	8.89	8.89	05/14/2019
3420 VISA		2030 051819	WALMART NAMPA ID	05/18/2019	12.70	12.70	05/14/2019
3420 VISA		2030 051819	WALMART AMMON ID	05/18/2019	27.30	27.30	05/14/2019
3420 VISA		2030 051819	AMZON	05/18/2019	94.05	94.05	05/14/2019
3420 VISA		4564 051819	DELTA AIR	05/18/2019	762.90	762.90	05/14/2019
3420 VISA		4564 051819	AMERICAN PUBLIC WORKS	05/18/2019	215.50	215.50	05/14/2019
3420 VISA		4564 051819	GT GLASS	05/18/2019	87.55	87.55	05/14/2019
3420 VISA		4564 051819	MICHAELS FENCE	05/18/2019	23.16	23.16	05/14/2019
3420 VISA		4564 051819	L AND D AG SERVICES	05/18/2019	132.35	132.35	05/14/2019
3420 VISA		4564 051819	HOOVER INS	05/18/2019	257.92	257.92	05/14/2019
3420 VISA		5207 051819	TEXAS ROADHOUSE LEHI UT	05/18/2019	34.22	34.22	05/14/2019
3420 VISA		5207 051819	MAVERIK EVANSTON WY	05/18/2019	19.91	19.91	05/14/2019
3420 VISA		5207 051819	EXXONMOBIL AMERICAN FORK	05/18/2019	26.57	26.57	05/14/2019
3420 VISA		5207 051819	HOLIDAY INN XPRESS	05/18/2019	183.51	183.51	05/14/2019
3420 VISA		5207 051819	WENDYS	05/18/2019	9.86	9.86	05/14/2019
3420 VISA		5207 051819	TACO JOHNS	05/18/2019	9.24	9.24	05/14/2019
3420 VISA		5207 051819	PILOT	05/18/2019	3.88	3.88	05/14/2019
3420 VISA		5207 051819	FARSON	05/18/2019	3.41	3.41	05/14/2019
3420 VISA		5207 051819	APPLEBEES	05/18/2019	13.00	13.00	05/14/2019
3420 VISA		5207 051819	SHELL OIL	05/18/2019	18.37	18.37	05/14/2019
3420 VISA		5207 051819	CHEESE STEAKS PROVO UT	05/18/2019	23.25	23.25	05/14/2019
3420 VISA		5207 051819	CHIPOTLE OREM UT	05/18/2019	21.46	21.46	05/14/2019
3420 VISA		5207 051819	JIMMY JJOHNS	05/18/2019	15.30	15.30	05/14/2019
3420 VISA		5207 051819	BURGER KING	05/18/2019	9.23	9.23	05/14/2019
3420 VISA		5207 051819	MAVERIK	05/18/2019	48.30	48.30	05/14/2019
3420 VISA		5207 051819	MORE BURGER AND SHAKES	05/18/2019	11.22	11.22	05/14/2019
3420 VISA		5207 051819	APPLEBEES	05/18/2019	16.11	16.11	05/14/2019
3420 VISA		5207 051819	EXXON	05/18/2019	3.78	3.78	05/14/2019
3420 VISA		5207 051819	SPRINGHILL SUITES	05/18/2019	94.00	94.00	05/14/2019
3420 VISA		5397 051819	SNOW KING RESORT	05/18/2019	128.06	128.06	05/14/2019
3420 VISA		5397 051819	CAPTUS PRESS INC.	05/18/2019	105.00	105.00	05/14/2019
3420 VISA		5397 051819	SQ ETCHED IN STONE	05/18/2019	300.00	300.00	05/14/2019
3420 VISA		5397 051819	THE STAMPMAKER	05/18/2019	69.39	69.39	05/14/2019
3420 VISA		5397 051819	VISAPR VISTA PRINT	05/18/2019	25.67	25.67	05/14/2019
3420 VISA		5397 051819	MERRY PIGLETS	05/18/2019	135.45	135.45	05/14/2019
3420 VISA		6106 051819	APA MEMBERSHIP AND SUBS	05/18/2019	95.00	95.00	05/14/2019

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		6106 051819	SQ WYOPASS CHEYENNE WY	05/18/2019	227.70	227.70	05/14/2019
3420 VISA		6593 051819	OMNI SHOREHAM DC	05/18/2019	1,374.65	1,374.65	05/14/2019
3420 VISA		6593 051819	PINKY G	05/18/2019	55.88	55.88	05/14/2019
3420 VISA		6593 051819	STAPLES	05/18/2019	68.85	68.85	05/14/2019
3420 VISA		6593 051819	E LEAVEN	05/18/2019	81.75	81.75	05/14/2019
3420 VISA		6825 051819	SMITHS FUEL	05/18/2019	31.28	31.28	05/14/2019
3420 VISA		6825 051819	MICHAELS STORES	05/18/2019	31.01	31.01	05/14/2019
3420 VISA		6908 051819	VISA CHARGES	05/18/2019	1,201.59	1,201.59	05/14/2019
3420 VISA		7294 051819	STAPLES	05/18/2019	146.99	146.99	05/14/2019
3420 VISA		7294 051819	KMART	05/18/2019	56.95	56.95	05/14/2019
3420 VISA		7294 051819	SMITHS FOOD	05/18/2019	50.60	50.60	05/14/2019
3420 VISA		7294 051819	STAPLES	05/18/2019	70.94	70.94	05/14/2019
3420 VISA		7294 051819	KMART	05/18/2019	51.83	51.83	05/14/2019
3420 VISA		8144 051819	FEDX	05/18/2019	24.30	24.30	05/14/2019
3420 VISA		8144 051819	DELTA AIR	05/18/2019	583.50	583.50	05/14/2019
3420 VISA		8144 051819	FEDX	05/18/2019	20.50	20.50	05/14/2019
3420 VISA		8144 051819	DAVY COACH SALES	05/18/2019	557.55	557.55	05/14/2019
3420 VISA		8144 051819	OFFICE OF WATER PROGRAM	05/18/2019	172.00	172.00	05/14/2019
3420 VISA		8144 051819	AMAZON	05/18/2019	15.98	15.98	05/14/2019
3420 VISA		8144 051819	CREEKSIDE MARKET	05/18/2019	147.87	147.87	05/14/2019
3420 VISA		8144 051819	E-RIGGING	05/18/2019	113.30	113.30	05/14/2019
3420 VISA		8144 051819	COMFORT INN GREENWILLVE	05/18/2019	113.27	113.27	05/14/2019
3420 VISA		8144 051819	UNITED AIRLINES	05/18/2019	709.00	709.00	05/14/2019
3420 VISA		8144 051819	AMAZON	05/18/2019	24.99	24.99	05/14/2019
3420 VISA		8144 051819	JHES	05/18/2019	75.00	75.00	05/14/2019
3420 VISA		8144 051819	TOTAL VISION GROUP	05/18/2019	156.44	156.44	05/14/2019
3420 VISA		8144 051819	ABC-NV DUES AND FEES	05/18/2019	100.00	100.00	05/14/2019
3420 VISA		9118 051819	USPS	05/18/2019	7.35	7.35	05/14/2019
3420 VISA		9126 051819	COCA COLA BOTTLING	05/18/2019	24.60	24.60	05/14/2019
3420 VISA		9126 051819	EVAW INTERNATIONAL	05/18/2019	100.00	100.00	05/14/2019
3420 VISA		9126 051819	SQ DAWIT NEGUSSE	05/18/2019	18.28	18.28	05/14/2019
3420 VISA		9126 051819	EVAW INTERNATIONAL	05/18/2019	100.00	100.00	05/14/2019
Total 3420:					16,425.24	16,425.24	
4320 WARNER TRUCK CENTER		X101277551:0	VG TUR ACT SERVICE KIT, VG	04/30/2019	5,345.99	.00	
4320 WARNER TRUCK CENTER		X101278881:0	CREDIT: RETURN INJECTORS	05/02/2019	458.88-	.00	
4320 WARNER TRUCK CENTER		X101278890:0	CREDIT: RETURN SENSOR NIT	05/02/2019	107.07-	.00	
Total 4320:					4,780.04	.00	
6086 WATER WERKS, INC		2310	PROJ: ICE RINK 3/19 SERVICE	05/01/2019	2,263.43	.00	
6086 WATER WERKS, INC		2311	PROJ: MAINTANENCE BUILDIN	05/01/2019	1,301.68	.00	
6086 WATER WERKS, INC		2313	PROJ: DELONEY BUS STOP 4/1	05/01/2019	190.00	.00	
Total 6086:					3,755.11	.00	
563 WESTBANK SANITATION		3112540	940 Simon Lane	05/01/2019	47.72	.00	
563 WESTBANK SANITATION		3113109	5450 RICKS ROAD	05/01/2019	390.09	.00	
563 WESTBANK SANITATION		3114178	2022 wildflower court	05/01/2019	340.29	.00	
Total 563:					778.10	.00	
1640 WESTERN STATES		CM00069835	CREDIT: SHEETS, GRILL A	05/01/2019	1,875.37-	.00	
1640 WESTERN STATES		IN000964292	SHEETS, GRILL A	05/01/2019	1,875.37	.00	
Total 1640:					.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6441	WILLIAMS, PORTER, DAY & NE	95673	PROFESSIONAL SERVICES	05/08/2019	1,620.00	.00	
Total 6441:					1,620.00	.00	
3619	WY CHILD SUPPORT ENFORCE	050519	case #209790 GALLEGHER	05/05/2019	146.76	146.76	05/08/2019
3619	WY CHILD SUPPORT ENFORCE	050519	CASE #230073 CORONA	05/05/2019	745.50	745.50	05/08/2019
Total 3619:					892.26	892.26	
329	WYOMING RETIREMENT SYST	173568	APRIL CONTRIBUTIONS	04/30/2019	28,553.31	28,553.31	05/14/2019
329	WYOMING RETIREMENT SYST	173569	APRIL CONTRIBUTIONS	04/30/2019	31,268.60	31,268.60	05/14/2019
329	WYOMING RETIREMENT SYST	173570	APRIL CONTRIBUTIONS	04/30/2019	37,610.48	37,610.48	05/14/2019
Total 329:					97,432.39	97,432.39	
2842	YELLOW IRON EXCAVATION, L	36122	915 SIMON LANE	04/30/2019	32.00	.00	
2842	YELLOW IRON EXCAVATION, L	36280	455 VINE street	04/30/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	36280	455 VINE street	04/30/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	36280	455 VINE street	04/30/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	36280	455 VINE street	04/30/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	36386	155 East Pearl March	04/30/2019	150.00	.00	
2842	YELLOW IRON EXCAVATION, L	36387	ANIMAL SHELTER	04/30/2019	124.00	.00	
Total 2842:					376.00	.00	
Grand Totals:					887,710.89	125,458.30	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: May 15, 2019

MEETING DATE: May 20, 2019

SUBMITTING DEPARTMENT: Town Clerk

DEPARTMENT DIRECTOR: Roxanne Robinson

PRESENTER: Carl Pelletier

SUBJECT: Special Event- Free Movie Nights in Town Parks!

STATEMENT/PURPOSE

The Mayor and Town Council approve or deny all Special Event Applications requesting the services of Town personnel, use of public property, temporary parking closures, and exemptions from municipal code.

BACKGROUND/ALTERNATIVES

Teton County / Jackson Parks and Recreation Department requests permission to host free movie nights in Mike Yokel Park and in Rangeview Park this summer. These movies would be held outside on a projection screen and the movies would be family friendly.

These events would be open to all members of the community. Currently the Parks and Recreation Department is planning hosting one event in Mike Yokel Park on Sunday, June 30th and another event in Rangeview Park on Thursday, July 18th. Depending on the time of sunset, it is anticipated that the movies would conclude by 10:45pm. It is estimated that between 50 to 100 attendees would be present for each of these movies.

The movie at Mike Yokel will be in played Spanish, with English subtitles. One the applicant's primary goals is to involve the Latino community more effectively. They are also trying to encourage neighbors to connect with one another through yard and sports games offered the hour before the movie. The applicant would be advertising that people bring their water bottles in order to utilize the JH20 water refill stations as well as encouraging people to bike, skate or walk to the events.

The movies would have amplified sound. Concerns were raised by staff regarding amplified sound in the parks after 10:00pm. In the past, amplified sound for other special events (i.e. concerts) in Town parks has ceased by 10:00pm. Due to the nature of this event, the movies would not be able to start until it is dark enough to project the films, thus resulting in a later than normal finishing time. This topic was discussed with the Police Department. It was determined that a potential plan to mitigate noise issues with nearby residents would include:

- Positioning speakers so they were not projecting directly at nearby houses
- Positioning the venue in a manner that reduced audio impact
- Notifying surrounding neighbors of the event via various methods including fliers distributed door-to-door.
- Providing the Police Department with the cell phone number of a responsible individual on-site so a phone call could be made to turn down the sound if complaints were called in to dispatch

The applicant indicated that they could accommodate these recommendations/requirements. Due to the nature of this event, staff was comfortable with this request if these recommendations/requirements could be met. A sketch of the proposed layout is attached in this application.

The applicant is also requesting to sell concessions (cotton candy) to attendees. Money raised from these sales would benefit the Bilingual Conversation Club. In addition, there is a request for a food vendor to sell items (popcorn, non-alcoholic beverages, etc...) at these events. The applicant is requesting up to 3 parking spaces be reserved for this food truck. An expo license would be obtained for the sales of goods on public property.

The applicant requests the following in association with this special event:

1. Permission for amplified sound associated with the movies in the parks until up to 10:45pm.
2. Permission for up to 3 parking spaces to be reserved for a food truck.
3. A for-profit exposition business license if an outside vendor is invited to sell food items at the events.
4. Use of barricades and cones if needed for parking space closure

COMPREHENSIVE PLAN ALIGNMENT

This event aligns with our Quality of Life which is important to our community. We have always been a diverse community that supports a variety of lifestyles and employment opportunities. Residents and visitors have become accustomed to high-quality social, cultural, and recreational services. Continuing to provide these services in a manner that better achieves our Vision will enhance the livability and appeal of our community.

STAKEHOLDER ANALYSIS

The application has been submitted for review and comment to all Town departments.

FISCAL IMPACT

Direct income: Exposition Business License fee (\$100). Costs to the Town include the services of on duty Town personnel to prepare, check-in and check-out cones, and barricades. On duty police officers would make the event part of their routine patrol so that there is a police presence during the event.

STAFF IMPACT

Staff impact includes the following services: Public Works employees to prepare, check out and check in barricades, cones and signs and Parks and Recreation Department personnel to mark out sprinkler lines, provide utility locates, provide electricity, and prepare the park.

LEGAL REVIEW

N/A

ATTACHMENTS

Special Event Application

RECOMMENDATION

1. The applicant is expected to monitor the noise levels of the event to ensure that it is conducted in a manner that reduces the likelihood that it will disturb the residents of the surrounding area or neighborhood. In the event that complaints from residents are received, the person to whom this permit is issued shall be responsible for taking reasonable steps to see that the noise is abated in a timely manner.

2. Applicant shall clean up after the event. Trash and recycling containers shall be supplied and maintained as stated in the applicant's event plan. Trash containers shall not be permitted to overflow and shall remain on paved areas at all times.
3. Applicant shall coordinate the removal of all trash and recycled material during and after the event.
4. Applicant shall coordinate all set up, tear down and utility usage with the Parks and Recreation Department Park Manager at least five (5) business days prior to set-up.
5. Food service shall be coordinated with and approved by Teton County Environmental Health.
6. No signs shall be erected in any public right-of-way. Any and all signs placed on public property shall not be located on sidewalks blocking pedestrian travel.
7. Applicant shall use all means necessary not to damage the turf within the park including prohibiting all vehicles and trailers from touching any grass/turf area of the park.
8. Applicant shall inform all vendors and patrons that there are no dogs allowed in the park.
9. Applicant shall provide at least two handicapped parking spaces near the front of the event area.
10. A sales tax permit must be obtained from the Wyoming Department of Revenue. A vendor list with tax ID numbers must be submitted to both the Wyoming Department of Revenue and the Town of Jackson at least two weeks prior to the event to obtain a sales tax permit. Please contact the Wyoming Department of Revenue at (307) 734-9354 or brian.way@wyo.gov with any questions.
11. The applicant shall be required to contact Parks and Recreation prior to installing any tents or associated improvements within the park for the department to provide utility and irrigation locates;
12. Electrical power may not be available within the park. Applicant may need to provide alternate temporary power for the event.
13. The applicant shall be responsible for production, posting, and removal of all temporary no parking and handicapped parking signs.
14. Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided. All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).
15. Tents which can hold over 50 or more occupants must provide this the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).
16. If the event utilizes temporary tent(s) 400 square feet or more the applicant will submit a Temporary Tent Permit Application to the Jackson Hole Fire/EMS Department.
17. Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2)
18. Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).
19. Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).
20. All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)
21. Any cooking performed within tents shall require advance approval by this Department (IFC 3104.15.3 – 3104.15.7).
22. Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).
23. Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).

24. Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).
25. All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).
26. Review and follow all of the guidelines listed on the Jackson Hole Fire/EMS website regarding Special Event Rules, based on the 2012 International Fire Code. These rules can be obtained from the Town of Jackson website too.
27. All barricades, cones, and any road closure signs must be removed immediately following the event.
28. All barricades, cones and road signs will need to be coordinated with the Public Works Department at least five days prior to the event. The applicant will be responsible for picking up and returning all equipment to the Public Works Department.
29. All food vendors will be stationed on the asphalt in the parking lot and not on the turf in either Rangeview Park or Mike Yokel Park.
30. The applicant shall provide to the Town in advance of the event an insurance certificate that names the "Town of Jackson as additional insured including its Officers, Officials, Employees, and Volunteers" and states that coverage is primary and non-contributory is required at least ten days prior to the event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. The additional insured language on the certificate may not include any limitations or exclusions. Insurance certificates are subject to the review and approval of the Town Attorney.

SUGGESTED MOTION

I move to approve the special event request made by Teton County / Jackson Parks and Recreation Department to host Free Movie Nights in Town Parks subject to the conditions and restrictions listed in the staff report.

Special Event Application

Submit Completed Document To:

Town Hall
Town of Jackson - Special Events
150 East Pearl Street
P.O. Box 1687
Jackson, Wyoming 83001

cpelletier@townofjackson.com
(307) 733-3932 ext. 1112 (phone)
(307) 739-0919 (fax)



**A completed application
must be submitted at least
21 days prior to your event.**

Non-Profit Fee: \$25
For-Profit Fee: \$150

APPLICANT INFORMATION

Name of Event: Free Movie Nights in the Town Parks!

Name of Organization: Teton County/Jackson Parks and Recreation

Type of Organization: ☐ Non-Profit ☒ Public Agency ☐ For-Profit Business

Mailing Address: 155 E Gill Avenue, PO Box #811

City: Jackson State: WY Zip Code: 83001

Name of Person Completing Application: Ashley Potzernitz

Email Address: apotzernitz@tetoncountywy.gov

Work Phone: 3077325760 Cell Phone: 3074132692

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
☒ Other: Movie

Description & Purpose of Event *(Attach additional sheets if necessary):* _____

To provide a fun evening event, encourage people to get outside and connect with/meet

Location of Event: Mike Yokel, Rangeview, Owen Alternative Location: JES Gym

Date(s) of Event: June 30, July 18, August 16 Event Operating Hours: 7:30-10:30 pm

Event Set Up Begins Date: June 30, 2019 Time: 6:30 pm

Event Clean Up Ends Date: June 30, 2019 Time: 11 pm

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 50-100 Total Event: 150-300

Special Considerations (check all that apply):

- | | | |
|--|---|---|
| ☐ Alcoholic Beverages | ☐ Cooking/Grilling | ☐ Electricity Requested |
| ☒ Food Sales | ☐ Merchandise Sales | ☒ Recurring Event |
| ☐ Ticketed Admission | ☒ Sound Amplification | ☐ Pets or Animals |
| ☒ Tents | ☐ Street Closure | ☐ Sidewalk Closure |
| ☐ Overnight Parking | ☐ Overnight RV Camping | ☐ Use of Town Square |

Event Co-Sponsor (s): _____

All for-profit organizations must submit a letter of event sponsorship from a non-profit organization if sales are requested on public property.

Will you be charging admission or a fee for your event? ☐ Yes ☒ No

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):

Name: BriAnna Karn Cell Phone: 208-590-1763

EVENT SITE PLAN

On a separate sheet of paper, provide a Site Plan sketch of the event. Include maps or a diagram of the entire event including the names of streets or areas that are part of the venue and the surrounding area. The plan should include the following (if applicable):

- | | |
|--|---|
| ☒ Tents (X) | ☒ Food Vendors (FV) |
| ☒ Beverage Vendors (BV) | ☐ Alcohol Vendors (A) |
| ☐ Portable Toilets (T) | ☐ Hand Washing Sink (HWS) |
| ☒ Stages or Amplified Sound (SO) | ☐ Bleachers (BL) |
| ☐ Garbage Receptacles (G) | ☐ Recycling Receptacles (RR) |
| ☐ Retail Merchants (RM) | ☐ Security (P) |
| ☐ Fire Lane (FL) | ☐ Fire Extinguishers (EX) |
| ☐ First Aid / EMS (FA) | ☐ Barricades (B) |
| ☐ Electricity / Generator (EL) | ☐ Trailers, Vehicles, Storage (TR) |

Fire hydrants or sidewalk curb breaks that are used for ADA accessibility may not be blocked at any time.

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

Will the event close any street, sidewalk, alley or public parking lot? ☐ Yes ☒ No

Area of Closure Request	Date(s)	Start Time	End Time

The applicant will be responsible for production, posting and removal of "No Parking" and "Handicap Parking" signs along Town streets where public parking spaces exist within the event site. If the event involves a closure this will be need to be coordinated with the Jackson Police Department at least 2 weeks prior to the requested closure date. Jackson Police Department: (307) 733-1430. All parking signs, road signs, cones and barricades must be taken down immediately following the event's ending time.

Will the event restrict / close access to any public parking spaces? ☐ Yes ☒ No

If "Yes", how many parking spaces will be unavailable due to the event: _____ parking spaces

Will the event closure requests impact any START Bus routes? ☐ Yes ☒ No

If "Yes", which routes will be impacted? Has START Bus been contacted about this impact?

Route Description: _____ START Bus contacted? ☐ Yes ☒ No

RESIDENT AND/OR BUSINESS NOTIFICATION

Events that require road closures, parking space closures, or sidewalk closures or may cause disruption for the Town of Jackson residents, businesses, churches, etc. may be required to mail or hand deliver notification to the affected parties within a two block radius at least one week prior to the event's Town Council consideration meeting. Notices must reflect the date(s), day(s), time(s) and location(s) of the event, types of activities taking place at the event, the event coordinator's contact information and the date and time of the Town Council meeting.

Have you provided a sample of the notice and a proposed list of recipients? ☐ Yes ☒ No

Special Event Application

TOWN EQUIPMENT REQUESTS

Indicate the type and the quantity of items that you are requesting:

0 _____ Large Street Barricades

0 _____ "Road Closed" Street Signs

0 _____ Small Sidewalk Barricades

0 _____ "Local Traffic Only" Street Signs

0 _____ 28 Inch Street Cones

0 _____ "Detour" Street Signs

0 _____ Candlestick Cones

0 _____ 32-Gallon Recycling Bins

☼ The equipment above can be arranged through the Public Works Department (307) 733-3079. A \$500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.

☼ The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.

☼ If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.

☼ Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

Indicate the Town services that you are requesting. *Please note: you will need to coordinate services with individual departments and a fee may be associated with your request.*

POLICE DEPARTMENT

(307) 733-1430

☒ Event Security

☐ Mounted Horse Patrol

☐ Traffic Control

☐ Race Lead Vehicle

☐ Parade Lead Vehicle

☐ General Presence

☐ Towing / Ticketing

☐ Assistance with
Parking Closures

☐ Assistance with
Street Closures

Please describe in detail your request: _____

1 or 2 officers to monitor crowd and ensure safety is maintained, but not necessary.

The Chief of Police determines if police services will be needed at the special event for public safety concerns. The Chief of Police will also determine the number of police officers to staff the event. Fees may be associated with the need for additional police services at the event.

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping

☐ Snow Removal

☐ Street Marking

Please describe in detail your request

PARKS AND RECREATION DEPARTMENT (307) 732-5753

☒ Irrigation Locates - Any event placing stakes in turf must obtain irrigation locates.

☐ Electricity Access

☐ Turf / Tree Care - Any additional mowing, raking, trimming or spraying needs.

☐ Additional Public Restroom Cleaning

Please describe in detail your request: To stake down the inflatable movie screen, put down
and generator/cords.

**Please note: if you are requesting the use of a public park or public ball field you must confirm and reserve your space through the Parks and Recreation Department. The only exception is George Washington Memorial Park (Town Square), which does not require a reservation form.*

Is the requested event site a public park or ball field? ☒ Yes ☐ No

If "Yes", has the site been reserved with Parks and Recreation? ☒ Yes ☐ No

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol

☐ Ambulance

☐ Fire Engine

☐ Rescue Truck

☐ Bicycle Patrol

☐ Event Site Inspection

Please describe in detail your request: _____

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS

(307) 732-8651

☐ Event Specific Shuttle(s)

Please describe in detail your request: _____

VOICE / MUSIC AMPLIFICATION REQUESTS

Will your event have any amplified sound? ☒ Yes ☐ No

If "Yes", please indicate times: Start Time: 9 pm Finish Time: 10:30/11 pm

Will your event feature any musical entertainment? ☐ Yes ☒ No

If "Yes", please attach the schedule of any music or entertainment proposed to occur during event.

SIGN or BANNER REQUESTS

Are you requesting to hang signs or banners? ☐ Yes ☒ No

If "Yes", have you completed a sign permit application? ☐ Yes ☒ No

A Sign Permit Application will need to be submitted along with this application if signs are requested. This permit can be accessed on the Town of Jackson website or through the Planning Department.

INSURANCE REQUIREMENTS

An insurance certificate is required prior to the start of your event. This certificate must name the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required for every event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. **The additional insured language on the certificate may not include any limitations or exclusions.** Insurance certificates are subject to the review and approval of the Town Attorney. Please be sure to include alcohol liability if there will be alcohol at the event. You must supply insurance before your event.

A certificate of insurance is attached: ☐ Yes ☒ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

The Town of Jackson requires the applicant to provide additional chemical toilets or portable toilets for all events with an anticipated peak time attendance exceeding 75 people.

You are required to provide portable restroom facilities at your event unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. The Town of Jackson may determine the total number of required restroom facilities required on a case-by-case basis based on the presence of food and drink at the event and the maximum number of attendees at your event during peak time. The Town of Jackson may determine that you need to coordinate with Parks and Recreation for additional public restroom cleanings if you intend on using a public restroom as part of your restroom facility plan.

Do you plan to provide portable restroom facilities? ☐ Yes ☒ No

If "Yes", please indicate the total number of portable toilets and number of ADA accessible toilets.

Total Number of Portable Toilets: _____ Number of ADA Accessible Portable Toilets: _____

If "No", please explain: _____

Portable restrooms may not be located within 50 feet of any food vendor.

Restroom Company: _____

Restroom Drop off / Pick Up Date for Drop Off: _____ Time for Drop Off: _____

Date for Pick Up: _____ Time for Pick Up: _____

ALCOHOL

Will there be alcoholic beverages at the event? ☐ Yes ☒ No

Will you be offering any alcoholic beverages besides beer? ☐ Yes ☒ No

If "Yes", what will be offered in addition to beer? _____

If you are planning on serving alcoholic beverages at your event, then either a completed Malt Beverage Permit (beer only) or Catering Permit (beer, wine and/or spirits) must be submitted. You can access these applications on the Town of Jackson website.

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event?

☒ Yes

☐ No

If you are planning on selling items at your event then you will need to complete either an Exposition Business License (for 2 or more vendors) or a Transient Merchant License (for 1 vendor). A complete list of vendors, including a vendor tax ID, must be submitted to the Town of Jackson and to the State of Wyoming's Department of Revenue prior to the event. Both the Exposition License and the Transient Merchant License are on the Town of Jackson's website.

Please describe any sales activity at your event:

We will be selling light refreshments (juice, water soda) and light snacks (chips, granola bars, popcorn, cotton candy, candy).

Will any food or beverages be sold at your event?

☒ Yes

☐ No

If "Yes", you will need to contact the Teton County's Department of Environmental Health prior to the event (307) 732-8490.

TRASH REMOVAL PLAN

All events are required to have a plan for the collection removal of trash during and after the event. The trash receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the waste removal plan. ***For assistance with formulating a Trash Removal Plan please contact Integrated Solid Waste and Recycling at (307) 732-5771.***

Will you be using a waste company for your waste removal plan?

☐ Yes

☒ No

If "Yes", which company will you be using? _____

How many trash receptacles will be supplied for your event? _____

When will the trash receptacles be delivered? _____

When will the trash receptacles be picked up and removed from site? _____

Describe your plan for the collection and removal of trash during your special event:

Parks and Rec will bring their own receptacles, providing our own bags as well, and dispose of them properly after the event ends.

Applicants are responsible for cleaning and restoring the site immediately following the event. Please pick up all trash associated with your event including, but not limited to paper, bottles, cans, signs, course markings, etc. The cost of any employee overtime incurred because of an applicant's failure to clean / restore the site following the event will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event please state this in your plan.

Special Event Application

SUSTAINABLE EVENT PLANNING

The Town of Jackson encourages all special events to strive to be sustainable in our community and for our environment. We have partnered with the **Teton County Integrated Solid Waste and Recycling (ISWR)** to offer opportunities to help your special event to be as "green" as possible. Opportunities available:

- ☐ Rental / Use of Recycling Bins for Special Events
- ☐ Use of JH20 Water Bottle Refilling Station for Special Events
- ☐ Consultation on Conducting Green Special Events

Please contact the Waste Diversion and Outreach Coordinator at ISWR at 307-732-5771.

RECYCLING PLAN

All events are required to have a plan for the collection and removal of recyclable materials during and after the event. The recycling receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the recycling collection and removal plan. ***For assistance with formulating a Recycling Plan please contact Teton County Integrated Solid Waste and Recycling (ISWR) at (307) 732-5771.***

Will you be using a company for your recycling plan? ☐ Yes ☒ No

If "Yes" which company will you be using? _____

How many recycling receptacles will they (or you) supply for your event? _____

When will these recycling receptacles be delivered? _____

When will recycling receptacles be picked up and removed from site? _____

Describe your plan for collection and removal of recyclable materials during your special event: Parks and Rec will bring their own receptacles for both trash and recycling, providing our own bags as well, and dispose of them properly after the event ends.

Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event please state this in your plan. For a list of recyclables and how they need to be sorted, or for information about where the recycling bins are located call ISWR (307) 732-5771.

Special Event Application

SIGNIFICANT EVENT CHANGES

Has this event been approved in the Town of Jackson in previous years?

☒

Yes

☐

No

If "YES" please indicate any significant changes to the event request since its last approval:

Parks and Rec used to partner with Pathways to host "Bike-In Movies." We will still encourage the public to use public transportation and environment-friendly means of transportation, but we may or may not be partnering with them again.

STANDARD CONDITIONS OF APPROVAL

Please review the following standard list of conditions and restricts for events. Initial the bottom of each page indicating that you have read, understand and agree to these conditions and restrictions.

GENERAL

The event shall be conducted in a timely, safe and professional manner.

All town ordinances, including, but not limited to noise, possession and use of weapons, open fires and animals (including the prohibition of dogs in any town park) shall apply to all events except where specifically granted relief by the Town Council.

The applicant shall advise and instruct all participants, volunteers, vendors, merchants and spectators on event conditions, restrictions, prohibitions and responsibilities as indicated by the Town Council in the staff report.

Initials: AP

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

The applicant shall clean up immediately following each event and shall be responsible for the collection and removal of all refuse generated by the event.

If trash will be generated from the event, then the applicant must supply extra trash and containers and dispose of all trash generated by the event. Trash containers shall not be permitted to overflow.

If recyclable materials are generated from the event, then the applicant is required to provide recycling containers and provide for the removal of all recycled material. Recycling containers shall not be permitted to overflow.

STREETS

Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.

SIDEWALKS

The applicant shall not block walkways or otherwise obstruct pedestrian traffic.

All walkways, boardwalks, entrances and ADA ramps must be kept open and unobstructed at all times

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

POWER / ELECTRICAL

Electrical power is available from Town Square. The applicant shall coordinate all power needs with the Parks & Recreation Department's Park Manager (307-733-5057) at least three (3) business days prior to the event.

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).

ADDITIONAL PERMIT & LICENSE FEES

The applicant shall apply and pay for all licenses and/or permits prior to the events.

Initials: AP

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

The use of the Parks & Recreation Department bleachers shall be coordinated through that department (307) 732-5753.

Barricade, road sign, cone and recycle bin use shall be coordinated through the Public Works Department. The applicants shall be responsible for pick up, setup, placement and disassembly and return. All equipment use require a \$500 damage deposit that must be submitted at the time of pick up at the Public Works Department to protect against any loss or damage.

All barricades, cones, bins and road signs must be removed immediately following the event. These items must be returned the same location as they were picked up.

PORTABLE RESTROOMS

If applicable, the applicant shall provide an adequate number of port-a-potties at the event site and shall arrange for their removal immediately at the conclusion of the event.

The applicant shall ensure all port-a-potties are placed on paved areas.

INSURANCE

The applicant and all participating organizations are required to maintain liability insurance in the amount of \$1,000,000.00. Prior to the event, each organization shall provide a certificate of insurance naming the Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers and must also state that coverage is primary and non-contributory. The Town Attorney shall approve all certificates of insurance.

FOOD / VENDING

The applicant shall obtain the necessary food service permits from Teton County Environmental Health.

The applicant shall provide additional trash receptacles in the food service areas.

Per Section 5.20 of the Municipal Code: The applicant shall be responsible for ensuring that all sales tax receipts are remitted to the Wyoming Department of Revenue and in no event later than the thirtieth day of the month following the exposition [and] acquire and keep on file names, addresses and phone numbers of all participants.

In addition to providing a list of all participating vendors, artists, and merchants, along with their social security numbers and addresses, to the Wyoming Department of Revenue, pursuant to Jackson Municipal Code Section 5.20.020 A.1.b., the applicant shall also provide that same list to the Town of Jackson Finance Department.

Vendors shall not dump hot water or other liquids on the turf.

Initials: AP

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ALCOHOL

The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked and ID bracelet system may be required.

Only 16oz or small plastic cups are used for beer and alcohol sales.

No alcohol shall be served in bottles or glass containers.

The applicant shall be responsible to be alert to and report any instances of underage drinking to the Jackson Police Department.

It is recommended that servers be TIPS trained prior to serving alcohol. No "over serving" shall be allowed to occur or serving to obviously intoxicated persons.

Participants shall not be permitted to leave the event with open containers.

No more than two beers shall be sold to any person at any one time.

TOWN PARKS

The applicant shall coordinate the use of any public park (including the Town Square), including reservations, paperwork and applicable fees, with the Parks and Recreation Department.

The applicant shall coordinate park reservation and the payment of Parks & Recreation fees at least 30 days prior to the event.

The applicant is required to provide turf protection in front of and behind any table or other exhibit where crowds will stand. The applicant shall abide by all Parks & Recreation Department recommendations with regards to turf protection.

Vehicles are prohibited on all turf areas of any park or anywhere within the Town Square.

No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.

Use of Town Square shall be subject to the submission to and approval of staff of a detailed site plan, indicating set-up, safety procedures and turf protection, and the imposition of such other conditions or restrictions deemed necessary.

Irrigation locates are required if stakes are placed in the ground. Applicant may forfeit damage deposit if an irrigation locate is not conducted and irrigation equipment is damaged.

Per Municipal Code, dogs are not allowed in Town Parks.

Initials: AP

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TENTS

Irrigation locates are required before any tents may be erected or stakes or any other items are placed in any public park, including the Town Square. The applicant shall coordinate all water locates with the Parks & Recreation Department's Park Manager (307-732-5793) at least three (3) business days prior to the event.

All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).

Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).

Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2).

Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).

Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).

Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).

All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7).

Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).

Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).

Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).

FAIR GROUNDS / RODEO GROUNDS

All use of the Rodeo Grounds shall be coordinated through and subject to the approval of the Fair Manager under the authority of the Parks and Recreation Department.

Anyone camping at the Rodeo Grounds shall indicate that they are affiliated with the group by placing a card in the windshield of their vehicle. Campers are reminded that fires are not permitted.

Initials: AP

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

The applicant shall notify all business, residences, churches, etc. affected by the street closures and public parking closures prior to the public hearing.

The applicant shall notify, in advance, all business, residences, churches, etc. affected by the street closures and public parking closures and shall provide advance community radio and/or newspaper announcements regarding the event and the closures.

The applicant shall coordinate all road closures with the Police Department and shall provide an adequate number of volunteers to assist with traffic control and barricade setup/removal during each event.

The applicant shall coordinate all road closures with START, Fire/EMS, Public Works and the Police Department. Volunteer placement and assignments shall be reviewed and approved in advance with the Police Department.

The applicant shall be responsible for producing, posting and removing the temporary No Parking signs. No Parking signs must be posted two days prior to the parking closures. The applicant should meet with the Police Department two weeks prior to the event to discuss the procurement, posting and removal of the signs.

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

All fireworks displays must be approved by the Fire Chief prior to the event.

The Fire Department will monitor the firing area potential for wildfire. The Department will make recommendations directly to the applicant for mitigation and will give final approval the day of the event.

The application shall be subject to the review and approval of the Fire Department and any additional conditions or restrictions placed by such Department.

Please note, that the conditions and restrictions listed above are standard for special events held in Town, additional conditions or restrictions may be required by the Town Council and/or staff upon further review of the application.

I have read and understand the standard conditions for events. I have answered all of the questions in this application truthfully and to the best of my knowledge.

APPLICANT: 
Signature

APPLICANT: Ashley Potzernitz
Printed Name

DATE: 05/09/2019

TITLE: Recreation Programmer

Houses

Mike
Yokel

Generator

Speaker

Movie Screen

Speaker

Volleyball

Houses

People

Restroom

Playground

Houses

Tables/
Cover

BANNER

BANNER

Food Sales

Beverages

TCTPR Tent

Swims

Creek

Parking Lot / Road

Houses

Hill

Generator

Speaker

Movie Screen

Speaker

Playground

People

Houses

Bike Path

BANNER

BANNER

Food + Beverages

TCTPR Tent

Parking Lot / Road

Rangview

Houses



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: PLANNING & BUILDING

PRESENTER: TYLER SINCLAIR

MEETING DATE: MAY 20, 2019

SUBJECT: TEMPORARY SIGN PERMIT – Save Genevieve Summer Concerts

STATEMENT/PURPOSE

To approve or deny relief from the Town's sign ordinance for the use of temporary signage not requiring a special event or exposition license.

BACKGROUND/ALTERNATIVES

The applicant has requested temporary banners to be located at:

165 E. Broadway Avenue, Gardner Capital Management during:

May 21, 2019 to May 31, 2019

June 25 & 26, 2019

July 16 & 17, 2019

August 13 & 14, 2019

September 10 & 11, 2019

10 E. Snow King Avenue, Snow King Ball Park

May 28 & 29, 2019

June 25 & 26, 2019

July 16 & 17, 2019

August 13 & 14, 2019

September 10 & 11, 2019

Section 4670.I of the Town's Land Development Regulations allows Council to approve up to four (4) off-site banners. The event does not require any Town services; therefore, a special event license is not required. Staff recommends approval, as the Town has permitted such signs in the past, as long as all other regulations for signage are complied with.

COMPREHENSIVE PLAN ALIGNMENT

Staff finds that the proposal is consistent with Comprehensive Plan.

STAKEHOLDER ANALYSIS

None

FISCAL IMPACT

None

STAFF IMPACT

None

LEGAL REVIEW

N/A

ATTACHMENTS

Applicant Submittal

RECOMMENDATION

The Planning Director makes no recommendation for the banners to be located at 165 E. Broadway Ave. and 10 E. Broadway Ave., subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The signs shall not be located on the sidewalks or in the public right of way.
3. The signs for Save Genevieve Summer Concerts may be installed at:
165 E. Broadway Avenue, Gardner Capital Management during:
May 21, 2019 to May 31, 2019
June 25 & 26, 2019
July 16 & 17, 2019
August 13 & 14, 2019
September 10 & 11, 2019

10 E. Snow King Avenue, Snow King Ball Park
May 28 & 29, 2019
June 25 & 26, 2019
July 16 & 17, 2019
August 13 & 14, 2019
September 10 & 11, 2019

SUGGESTED MOTION

I move to **approve** the temporary banners in conjunction with Save Genevieve Summer Concerts subject to three (3) conditions of approval.

(Although Staff is not making a recommendation of the application, the motion is made in the affirmative.)



TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department

150 East Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

EVENT NAME:

Event Name: Save Genesee Summer Concerts Physical Address of Event: 165 E Broadway
Description of Event: Summer concert to raise awareness for Hland trust's Save Genesee Campaign
Grand Opening ☐ Yes ☒ No

EVENT SPONSOR/APPLICANT:

Name: Scott Green Phone: 919.672.6369
Mailing Address: 1225 Maple Way ZIP: 83002
E-mail: scott.e@originmedia.com Non-Profit: ☒ For Profit: ☐

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Gardner Cap. Mgmt</u>	Business/Description: <u>Gardner Capital Mgmt</u>
Physical Address: <u>165 E Broadway</u>	Physical Address: <u>165 E Broadway</u>
Dates of Display: <u>5/28, 5/29, 6/25, 6/26, 7/16</u>	Dates of Display: <u>5/20/19 - 5/31/19</u>
Consent from Owner Obtained? Yes ☒ No ☐ <u>7/17, 8/13, 8/14, 9/10, 9/11</u>	Consent from Owner Obtained? Yes ☒ No ☐
Business/Description: <u>Snow King Ball Park</u>	Business/Description: _____
Physical Address: <u>6 Snow King Ave</u>	Physical Address: _____
Dates of Display: <u>Same as above</u>	Dates of Display: _____
Consent from Owner Obtained? Yes ☐ No ☐	Consent from Owner Obtained? Yes ☐ No ☐

SUBMITTAL REQUIREMENTS. Have you attached the following? Please circle.

- ☒ Yes / ☐ No Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.
- ☒ Yes / ☐ No Installation specifications, and any structural details or specifications required for freestanding signs.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Authorized Event Applicant

Scott Green

Applicant Name Printed

5/10/19

Date

Title



Summer CONCERT SERIES



Free MUSIC + DRINKS + SNACKS

MAY 29

JUNE 26

JULY 17

AUG 21

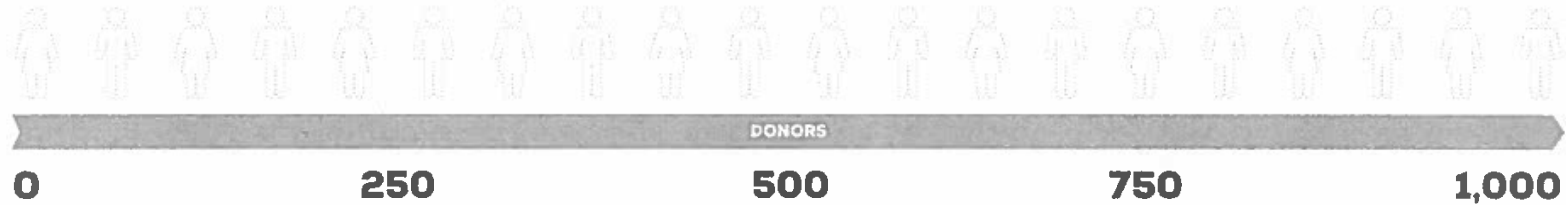
SEPT 11

6:30-8:30PM | GREEN SPACE @ 165 E. BROADWAY



MILLION DOLLAR MAY CHALLENGE

1,000 NEW DONATIONS (OF ANY SIZE) BY MAY 31ST SECURES \$1,000,000 MATCH



 @SAVE_GENEVIEVE #SAVEGENEVIEVE

Save Genevieve Summer Concert Series Temporary Sign Permit Application Supplement



Illustration of Signs: Attached

Sign 1 (SCS): Kelly green background with light yellow and blue accents

Sign 2: (May Challenge): Off-white background with light red and navy accents

All signs made of heavy duty vinyl

All signs 5'x10'

Signs will be installed with ropes and or zip ties for dates listed on application by staff of the JH Land Trust



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: PLANNING & BUILDING

PRESENTER: TYLER SINCLAIR

MEETING DATE: MAY 20, 2019

SUBJECT: TEMPORARY SIGN PERMIT – Tin Cup Challenge

STATEMENT/PURPOSE

To approve or deny relief from the Town's sign ordinance for the use of temporary signage not requiring a special event or exposition license.

BACKGROUND/ALTERNATIVES

The applicant has requested a temporary banner to be located at 1110 W. Broadway Avenue, McDonald's during:

July 9, 2019 to July 22, 2019

Section 4670.I of the Town's Land Development Regulations allows Council to approve up to four (4) off-site banners. The event does not require any Town services; therefore, a special event license is not required. Staff recommends approval, as the Town has permitted such signs in the past, as long as all other regulations for signage are complied with.

COMPREHENSIVE PLAN ALIGNMENT

Staff finds that the proposal is consistent with Comprehensive Plan.

STAKEHOLDER ANALYSIS

None

FISCAL IMPACT

None

STAFF IMPACT

None

LEGAL REVIEW

N/A

ATTACHMENTS

Applicant Submittal

RECOMMENDATION

The Planning Director makes no recommendation for the banner to be located at 1110 W. Broadway Avenue, McDonald's, subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The sign shall not be located on the sidewalks or in the public right of way.
3. The sign for Tin Cup Challenge may be installed at:
1110 W. Broadway Avenue, McDonald's during July 9, 2019 to July 22, 2019

SUGGESTED MOTION

I move to **approve** the temporary banner in conjunction with Tin Cup Challenge subject to three (3) conditions of approval.

(Although Staff is not making a recommendation of the application, the motion is made in the affirmative.)



April 24, 2019

Town of Jackson
Planning and Building Department
Attention: Tiffany Stolte
150 E Pearl
Jackson, WY 83001

**BOARD OF
DIRECTORS**

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MARKETING &
COMMUNICATIONS

BRIAN THYSELL
PROGRAM MANAGER

Dear Tiffany,

On behalf of the Community Foundation of Teton Valley, an affiliate of the Community Foundation of Jackson Hole (Tax ID #83-0308856), we are once again requesting permission to display a banner at McDonald's in Jackson for our 12th annual Tin Cup event in Driggs, a philanthropic event benefitting Teton Valley nonprofits. The Tin Cup is modeled after Old Bill's Fun Run.

Our nonprofits serve all residents of Teton County, Idaho, and includes one organization located in Alta, Wyoming (St. Francis of the Tetons Episcopal Church). In addition, many of our participating nonprofits support recreation, programs, and natural resources that the Jackson Hole community utilizes and enjoys. Examples include Teton Valley Trails and Pathways, the Teton Valley Foundation which hosts the Music on Main summer concert series, and Friends of the Teton River. We continue to receive solid backing from Wyoming residents who historically donated to our nonprofits through Old Bill's, reinforcing that legacy of support across state lines.

The enclosed application is signed by me, John Finley, owner of McDonald's and a Community Foundation of Teton Valley Board Member, giving both my permission for the banner display and support for the cause. Please contact Brian Thysell, Program Manager for the Community Foundation of Teton Valley, if there are additional questions.

We greatly appreciate the endorsement of the Jackson Town Council for issuing this permit in previous years and invite you all to join us on July 20th at the Driggs City Park to once again celebrate the legacy of generosity demonstrated by both sides of the Tetons.

Sincerely,

John Finley (McDonald's of Jackson Hole & CFTV Board Member) & Brian Thysell (CFTV)



TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department

150 East Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

EVENT NAME:

Event Name: Tin Cup Challenge Physical Address of Event: Driggs City Park
Description of Event: Supporting and celebrating Teton Valley nonprofit
Grand Opening ☐ Yes ☒ No

EVENT SPONSOR/APPLICANT:

Name: McDonald's Restaurant Phone: 307-733-7444
Mailing Address: P.O. Box 12950, Jackson, WY ZIP: 83001
E-mail: _____ Non-Profit: ☐ For Profit: ☒

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>McDonald's Restaurant</u>	Business/Description: _____
Physical Address: <u>1111 W. Broadway, Jackson, WY 83001</u>	Physical Address: _____
Dates of Display: <u>July 9 - July 22, 2019</u>	Dates of Display: _____
Consent from Owner Obtained? Yes ☒ No ☐	Consent from Owner Obtained? Yes ☐ No ☐
Business/Description: _____	Business/Description: _____
Physical Address: _____	Physical Address: _____
Dates of Display: _____	Dates of Display: _____
Consent from Owner Obtained? Yes ☐ No ☐	Consent from Owner Obtained? Yes ☐ No ☐

SUBMITTAL REQUIREMENTS. Have you attached the following? Please circle.

- ☒ Yes / No Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.
30 ft x 3 ft, blue and white, vinyl - see attached photo
- ☒ Yes / No Installation specifications, and any structural details or specifications required for freestanding signs.
Four 6 ft. metal stakes with tie down cords - see attached photo

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Brian Thyrell bthyrell@cf+tv.org
Signature of Authorized Event Applicant
BRIAN Thyrell - Community Foundation of Teton Valley
Applicant Name Printed

4/23/2019
Date
Program Manager
Title





TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Public Works

PRESENTER: Brian Lenz, Town Engineer

MEETING DATE: May 20, 2019

SUBJECT: Award of Bid 20-01: Construction of the 2019 Chip Seal Project

STATEMENT/PURPOSE

The purpose of this item is to obtain Council Consent to complete the 2019 Chip Seal Project.

BACKGROUND/ALTERNATIVES

In an effort to reduce future street maintenance budget and reduce potholes, the Public Works department began a chip seal program in 2013.

To extend the life of a roadway and reduce the amount of patching required, chip sealing is typically used on roadways that have been in place for approximately 5 to 7 years. The top coating of the roadway surface significantly reduces the degradation of the roadway surface and provides a sealing element that restricts water infiltration into the road's base course which reduces the formation of potholes.

Studies have proven that the implementation of a chip seal program can extend the service life of a roadway up to and possibly exceeding a 40-year lifespan as compared to a standard 20-year lifespan of a non-treated roadway. Chip sealing costs approximately \$0.46/SF, whereas patching of a roadway costs nearly \$6.00/SF. Over time, it is the Engineering Department's goal to complete sealing of all Town streets once every seven years. The long-term cost savings should be significant for the Town should this program continue.

The chip seal project shall be completed with the application of 3/8" chips on tack coated roadway surface, and two layers of 3/8" chips on alley ways. Once the chips are applied they will be compacted with a heavy wheel roller. Once the chips have been applied and rolled, they will remain in place on the roadway to be further compacted by normal traffic for several days. Town crews will use street sweepers to clean loose chips from the surface of the roadway.

The roadways to be complete this year are shown below:

- South King Street, south of East Pearl Avenue to Snow King Avenue
- Rodeo Drive and Lariat Loop
- Nelson Drive, south of East Broadway Avenue to East Hansen Avenue
- East Hansen Avenue, east of Rancher Street
- Elk Run Lane

The project should take approximately five days to place the chips, five days to allow vehicle traffic to further compact the chips before the Town crews use sweepers to clean up the loose chips.

The five day project is scheduled to be completed between July 8th and August 16th, 2019.

The project was advertised in the JH News & Guide Weekly for two weeks beginning April 17th, 2019. On May 1st, 2019 the Town received the following bid for the project:

Evans Construction Company = \$ 116,640.00

COMPREHENSIVE PLAN ALIGNMENT

This project supports the Town Comprehensive Plan under Common Value...

- Principle 8.2 – Coordinate the provision of infrastructure and facilities needed for service delivery
 - o Policy 8.2.b: Design critical infrastructure and facilities for the peak effective population
- Strategy 8.2.S.1: Coordinate the creation and maintenance of communitywide Major Capital Project List for all services listed in Principle 8.1.

STAKEHOLDER ANALYSIS

Stakeholders include users of Town roads, pedestrians, cyclists and motorists, and Public Works maintenance staff. Pedestrians, cyclists and motorists will be impacted during chip seal application activities through road closures, however this impact will be approximately one day for each stretch of road included in the chip seal list. Public Works maintenance crews will see a reduction in street maintenance demand as the chip seal program provides an extended service life and reduces maintenance requirements.

FISCAL IMPACT

The project shall be completed with FY 2020 Annual Street Reconstruction funding budget.

STAFF IMPACT

During this project the majority of the Public Works staff shall be involved with communicating traffic impacts and advising drivers of the best way to navigate through Town to their destination and sweeping excess chips from roadways. It is estimated that a minimum of 120 hours of Public Works staff time shall be required.

LEGAL REVIEW

The Town Attorney shall provide a final approval of the construction contract prior to execution by the Mayor.

ATTACHMENTS

None.

RECOMMENDATION

That the Town Council approves of the construction contract for 2019 Chip Seal Project as presented.

SUGGESTED MOTION

I move to approve the construction contract for the 2019 Chip Seal Improvement Project with Evans Construction Company of Jackson, WY in the amount of \$116,640.00 and upon legal approval, authorize the Mayor, or Vice-Mayor, to execute the necessary contract documents.



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Administration

PRESENTER: Roxanne Robinson

MEETING DATE: February 4, 2019

SUBJECT: Rodeo Slack on July 20 During Teton County Fair

STATEMENT/PURPOSE

The Town Council makes the final determination on disagreements that cannot be resolved between the Rodeo Concessionaire and Teton County.

BACKGROUND/ALTERNATIVES

Representatives of Teton County and the Teton County Fair Board have requested that the Town Council make a determination to not allow slack to occur on July 20, 2019 during the Teton County Fair. The reason for the request is that there is a Horse Show that day of the fair and the event is not usually over prior to slack. JH Rodeo has their regular performance that evening, which starts much later in the evening after the Horse Show is over. JH Rodeo has indicated their intent to Teton County to conduct slack that evening.

The issue of cancelling slack was discussed in October of 2017 when the 2018 dates were being considered and the Council approved the schedule for 2018 which eliminated slack for July 21 due to the English Horse show. The request was not included or addressed in 2018 when we were discussing the dates for the summer 2019 rodeo season. Because it was approved for the 2018 rodeos, it could be that Teton County felt that was an understood recurring request for future years.

Pursuant to Section 3 of the current Rodeo Concession Agreement, the Concessionaire has exclusive use for the following areas at the following times on rodeo days: 12:00PM for outdoor rodeo arena, 2:00PM for parking areas, and 4:00PM for the Heritage Arena.

Pursuant to Section 6a of the Rodeo Concession Agreement, if disagreements cannot be resolved between Teton County, acting as our agent, and the Rodeo Concessionaire, the parties may present their disagreement to the Town Council for final determination.

Pursuant to Section 8a of the Rodeo Concession Agreement, the Concessionaire must allow the Fair Board to make use of the premises for the purpose of conducting the Teton County Fair.

Staff recommends the Town Council grant the request from Teton County and the Teton County Fair to eliminate slack on July 20, 2019.

The Town Council has many options available to them the including:

1. Approve the request from Teton County and the Teton County Fair to eliminate slack on July 20, 2019 to accommodate the English Horse Show occurring during the Teton County Fair.
2. Make a motion to approve the request and vote against the request thereby leaving it up to the Teton County Fair and the Concessionaire to do their best to not overlap.
3. Take no action thereby allowing slack to occur on July 20, 2019.
4. Other

COMPREHENSIVE PLAN ALIGNMENT

Production of the rodeo is in alignment with Section 6, a Diverse and Balanced Economy as it reflects a segment of our community not related to tourism or second home development and helps diversity the economy.

STAKEHOLDER ANALYSIS

The stakeholders included in this issue include the Rodeo Concessionaire, Teton County, the Teton County Fair Board, contestants/participants in the English Horse Show, contestants/participants in rodeo slack, and residents and guests to the community as spectators for the various Teton County Fair events and the rodeo.

FISCAL IMPACT

There would be no fiscal impact to the Town of Jackson.

STAFF IMPACT

There would be no additional staff impact to the Town of Jackson. Staff spent a minimal amount of time reviewing the documents involved with the preparation of the staff report and communications with the parties.

LEGAL REVIEW

Town legal staff prepared the Rodeo Concession Agreement and the provisions referenced in the document. Staff is under the impression that no additional legal review is needed for the Town Council to make a determination in this matter.

ATTACHMENTS

None.

RECOMMENDATION

Staff recommends the Town Council approve the request from Teton County and the Teton County Fair to eliminate slack on July 20, 2019 to accommodate the English Horse Show occurring during the Teton County Fair.

SUGGESTED MOTION

Should the Town Council be ready to take action on this item, one possible motion would be:

I move to approve the request from Teton County and the Teton County Fair to eliminate slack on July 20, 2019 to accommodate the English Horse Show occurring during the Teton County Fair.



TOWN OF JACKSON AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Legal

PRESENTER: Lea Colasuonno

MEETING DATE: May 20, 2019

SUBJECT: Lease Agreement with AT&T at 160 South Milward (Parking Garage)

STATEMENT/PURPOSE

The purpose of this item is for Council to review a draft lease agreement with AT&T to enable it to locate its telecommunications equipment within the Town of Jackson Parking Garage, the need for which is appurtenant to the location of an AT&T wireless facility on the roof of the structure.

BACKGROUND/ALTERNATIVES

On January 4, 2017, the Jackson Town Council amended the Land Development Regulations to allow wireless telecommunications facilities in the Public/Semi Public (P/SP) zone. The Town Parking Garage is in the P/SP zone.

On June 19, 2017, Town Council approved Conditional Use Permit P17-071 for a wireless facility for Verizon Wireless atop the Town Parking Garage. This initial approval always contemplated collocation of at least one additional wireless provider at the location. Verizon's facility is currently in operation.

AT&T seeks to collocate atop the Town Parking Garage and, while there is abundant space for antennas on the roof, the equipment area within the building (specifically the *fourth*-floor storage room) was deemed too small for AT&T's associated telecommunications equipment. AT&T therefore requires and requests a lease for:

- 1) space in the *third*-floor storage room for its equipment; and
- 2) space between the beams in the ceiling of the third floor for HVAC units.

COMPREHENSIVE PLAN ALIGNMENT

Comp Plan Section 4. Town as the Heart of the Region - The Central Complete Neighborhood:

- Concentrating development and activity in the Town, already the community's largest and most Complete Neighborhood, includes enabling and optimizing communications in the Town by "improving the quality of life in Town and the economic stability and service delivery for the entire community."

Section 6. A Diverse and Balanced Economy:

- The Comp Plan envisions "developing a sustainable, vibrant, stable and diversified local economy" with specific goals that include "enhancing tourism as the basis of the economy, encouraging local entrepreneurial opportunities, facilitating viable local businesses, [and] ensuring year-round economic viability." Developing, maintaining and improving wireless communication infrastructure within the Town are fundamental to each of these goals.

Section 7. Multimodal Transportation:

- Alternative transportation, including rideshare vehicles, bikeshares, and large-scale mass transit is a critical component of the Comp Plan "given our Vision to preserve and protect the ecosystem in order to enhance our community character." These alternative transportation modes all require wireless communications networks that function seamlessly.

Section 8. Quality Community Service Provision:

- This Comp Plan section opens with the statement that “life-safety, educational, social, cultural and recreational services [are] central to residents’ Quality of Life and a visitor’s experience” and specifically highlights the need for “the efficient, timely, and safe delivery of critical utilities and services, such as police, fire protection, emergency medical treatment, and water and sewer services.” All of these services rely on wireless communication networks to operate.

STAKEHOLDER ANALYSIS

The stakeholders involved in this issue include the public generally, the business community, and visitors as well.

FISCAL IMPACT

Approval of the attached Lease Agreement will create a revenue stream for the Town, specifically AT&T will pay rent for the use of Town property, including an escalator of three percent (3%) per year for the life of the Lease Agreement.

STAFF IMPACT

The staff impact of this item was primarily in the Legal Department and consisted of negotiating this Lease Agreement with AT&T’s counsel. Legal staff did work closely with Planning & Building, Public Works and Facilities on this item.

LEGAL REVIEW

Complete.

ATTACHMENTS

- Lease Agreement between AT&T and the Town of Jackson.

RECOMMENDATION

Staff recommends approval of this Lease Agreement.

SUGGESTED MOTION

I move to approve the Lease Agreement attached hereto, subject to minor changes and finalization of the Lease Agreement exhibits.

Market: Rocky Mountain Region
Cell Site Number: IDL04511
Cell Site Name: NSB Relo WY Jackson Square Relo
Search Ring Name: NSB Relo WY Jackson Square Relo
Fixed Asset Number: 14284658

LEASE AGREEMENT

THIS LEASE AGREEMENT (“**Agreement**”), dated as of the latter of the signature dates below (the “**Effective Date**”), is entered into by the Town of Jackson, a Wyoming Municipal Corporation, having a mailing address of PO Box 1687 Jackson, WY 83001 (“**Landlord**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (“**Tenant**”), (collectively “**Parties**”).

BACKGROUND

WHEREAS, Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, improved with a structure (the “**Structure**”), together with all rights and privileges arising in connection therewith, located at 160 South Milward Street, Jackson, WY 83001, in the County of Teton, State of Wyoming (collectively, the “**Property**”). Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement; and

WHEREAS, there is an existing wireless facility located on the roof of the Structure consisting of six hundred and fifty-seven (657) square feet of space located behind a five (5) foot screenwall on the roof of the elevator penthouse (the “**Antenna Space**”).

WHEREAS, Tenant and CommNet Cellular, Inc. d/b/a Verizon Wireless are parties to that certain Supplement dated February 6, 2019, a copy of which is attached hereto as **Exhibit 3**, by which Tenant leases a 250 square foot portion of the Antenna Space as a location for Tenant’s antennas and related equipment, and a non-exclusive easement for rooftop cable trays from the rooftop penetration to the antennas; and

WHEREAS, Tenant requires additional space on the Property as a location for Tenant’s equipment that is associated with its antennas, and Landlord agrees to grant Tenant the right to use such space under the terms and conditions provided herein.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **LEASE OF PREMISES.** Landlord hereby leases to Tenant a portion of the Property consisting of:

(a) approximately eighteen (18) square feet of space between the deck beams on the third floor of the structure for installation of HVAC units, as described on attached **Exhibit 2**, which are appurtenant to Tenant’s Communication Facility;

(b) approximately sixty- (63) square feet of equipment space in the Third Floor elevator storage room next to the elevator for improvements to support Tenant’s equipment (collectively, the space referenced in (a) and (b) is the “**Equipment Space**”);

(c) those certain areas where Tenant’s conduits, wires, cables, cable trays and other necessary connections are located between the Equipment Space and the Antenna Space, and between the Equipment Space and the electric power, telephone, and fuel sources for the Property (hereinafter collectively referred to as the “**Connection Space**”). Landlord agrees that Tenant shall have the right to install connections between Tenant’s equipment in the Equipment Space and Antenna Space; and between Tenant’s equipment in the Equipment Space and the electric power, telephone, and fuel sources for the Property. Landlord further agrees that Tenant shall have the right to install, replace and maintain utility lines, wires, poles, cables, conduits, pipes and other necessary

connections over or along any right-of-way extending from the aforementioned public right-of-way to the Premises. The Equipment Space, Antenna Space, and Connection Space, are hereinafter collectively referred to as the “**Premises.**”

2. **PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications signals, and the installation, construction, maintenance, operation, repair, replacement and upgrade the communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, equipment shelters or cabinets and fencing to the extent that such changes, modifications and alterations are an Eligible Facilities Request under Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. 1455(a) (the “**Communication Facility**”). Tenant may also test, survey and review title on the Property. Tenant further has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local law, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or Landlord (collectively, the “**Permitted Use**”). If **Exhibit 2** includes drawings of the initial installation of the Communication Facility, Landlord’s execution of this Agreement will signify Landlord’s approval of **Exhibit 2**. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use such portions of the Property as may reasonably be required during construction and installation of the Communication Facility, however, Tenant shall ensure public access to the Property is maintained at all times during this period. Tenant has the right to operate transmission cables from the Equipment Space to the Antenna Space, electric lines from the main electrical feed to the Equipment Space, which will coincide with the electric lines previously installed by Verizon, and communication lines from the Property’s main electrical entry point, which will coincide with the communication lines previously installed by Verizon, to the Equipment Space; install a generator; install warning signs that are compliant with ASR (Antenna Structure Registration Number as required by the FAA and FCC), that lists the party responsible for operation and maintenance of the Communication Facility and a 24-hour telephone number at which an operator can be reached in case of emergency, and security and/or safety signage required by law or expressly permitted by Landlord; install protective barriers; and other control measures reasonably required by Tenant’s safety procedures or applicable law, and undertake any other appropriate means to secure the Premises or equipment at Tenant’s expense.

3. **TERM.**

(a) The initial lease term will be five (5) years (the “**Initial Term**”), commencing upon full execution of this Agreement.

(b) This Agreement will automatically renew for four (4) additional five (5) year term(s) (each additional five (5) year term shall be defined as an “**Extension Term**”), upon the same terms and conditions set forth herein unless Tenant notifies Landlord in writing of Tenant’s intention not to renew this Agreement at least sixty (60) days prior to expiration of the Initial Term or the then-existing Extension Term, or is otherwise terminated pursuant to Paragraph 6

(c) Unless (i) Landlord or Tenant notifies the other in writing of its intention to terminate this Agreement at least one hundred and eighty (180) days prior to the expiration of the Final Extension Term, or (ii) the Agreement is terminated as otherwise permitted by this Agreement prior to the end of the Final Extension Term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter (“**Annual Term**”) until terminated by either party hereto by giving to the other party hereto written notice of its intention to so terminate at least one hundred and eighty (180) days prior to the end of any such Annual Term. Monthly Rent during such Annual Terms shall be equal to the Rent paid for the last month of the final Extension Term.

(d) If upon expiration of the Term the Parties are negotiating a new lease or a lease extension, then this Agreement shall continue during such negotiations on a month-to-month basis at the then-current rental rate in effect as of the date of the expiration of the Term. In the event that the Parties are not in the process of negotiating a new lease or lease extension and Tenant holds over after the expiration or early termination of the Term, then Tenant shall pay rent at the then-existing monthly rate until the removal of the Communications Facility and restoration of the Property is complete.

(e) The Initial Term, any Extension Terms, and any Annual Terms are collectively referred to as the “**Term.**”

4. RENT.

(a) Commencing on the first day of the month during which Tenant commences construction (the “**Rent Commencement Date**”), Tenant will pay Landlord on or before the fifth (5th) day of each calendar month in advance, Two Thousand and No/100 Dollars (\$2000.00) (the “**Rent**”), at the address set forth below in Section 17. In any partial month occurring after the Rent Commencement Date, the Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within forty-five (45) days after the Rent Commencement Date.

(b) On the first anniversary of the Rent Commencement Date, and on each anniversary thereafter for the duration of the term, Rent will increase by three percent (3%) over Rent paid during the previous year.

(c) All charges payable under this Agreement such as utilities and taxes, if required by this Agreement or law, shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges not billed during any calendar year or within ninety (90) days following the conclusion of said calendar year, shall be deemed to have been waived by Landlord. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

5. APPROVALS.

(a) Landlord agrees that Tenant’s ability to use the Premises is contingent upon the suitability of the Premises and Property for the Permitted Use and Tenant’s ability to obtain and maintain all necessary Government Approvals. Landlord agrees that Tenant has the right under the Town of Jackson Land Development Regulations to make application for the Permitted Use contemplated by this Agreement and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals.

(b) Tenant has the right to obtain a title report at its expense or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice at its own expense.

(c) Tenant may also perform and obtain, at Tenant’s sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant’s use of the Premises will be compatible with Tenant’s engineering specifications, system, design, operations or Government Approvals.

6. TERMINATION. This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Section 15 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines, in its sole discretion that the cost of or delay in obtaining or retaining the same is commercially unreasonable;

(c) by Tenant, upon written notice to Landlord, if Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Tenant upon written notice to Landlord for any reason or no reason, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days’ prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to three (3) months’ Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in any other Section of this Agreement, including the following: Section 5 Approvals, Section 6(a) Termination, Section 6(b) Termination, Section 6(c) Termination, Section 6(d) Termination, Section 11(d) Environmental, Section 18 Condemnation or Section 19 Casualty;

(f) by Landlord upon one hundred and eighty (180) days’ notice in the event Landlord determines it necessary to remove or relocate the Communication Facility in order to accomplish Landlord’s development plans

for the Property, provided, however, that the termination right in this paragraph can only be exercised after the second Extension Term and shall be subject to Section 24 below.

7. **INSURANCE.** During the Term, Tenant will purchase and maintain in full force and effect such general liability policy as Tenant may deem necessary. Said policy of general liability insurance will at a minimum provide a combined single limit of One Million and No/100 Dollars (\$1,000,000.00). Such insurance shall be placed with an insurer with a current A.M. Best's rating of not less than A- VII and licensed to do business in the state of Wyoming.

8. **INTERFERENCE.**

(a) Tenant agrees that Tenant will not cause interference with the i) functionality of the Town GPS system, and ii) the functionality of the technical systems, sound equipment and resulting sound quality within or on the grounds of, and/or the operating frequencies (which does not include frequencies of other wireless carriers) employed in or on the grounds of the Community Center for the Arts, an 80,000 square foot arts and education pavilion, performing arts pavilion, music center and theater rehearsal space located at 265 S Cache Street. Tenant also agrees that if either of such interference occurs it shall be Tenant's responsibility to remedy the interference within forty-eight (48) hours and to pay all costs to remedy the interference, as well as any incidental costs imposed on the Town and/or the Community Center for the Arts by the remedy, including but not limited to relocation, repair, modification, upgrading, or any other change to the Town's GPS system and/or the Center for the Arts necessitated to remedy the interference. The foregoing applies to any interference from a temporary carrier on wheels, any temporary equipment during construction, and the Permitted Use once constructed. Tenant further agrees not to cause interference that is measurable in accordance with industry standards to any other equipment of Landlord or any other pre-existing use on the Property.

(b) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. By definition (i) the primary purpose of the Property is not and cannot be the operation of the Communication Facility and (ii) Tenant agrees Landlord may access the Premises in case of emergencies and for the purpose of evaluating the Property, including but not limited to, water damage, flooding, structural issues or damage, fire or smoke alarms or concerns therewith, and power outages. Landlord shall be responsible for damage to the Premises or to the Communication Facility caused by Landlord during any such access. Landlord will cause such interference to cease within forty-eight (48) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(c) Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of forty-eight (48) hours following notice to the interfering party via telephone to Tenant at (801)201-4173 (Jan Robinette, Sr. Project Manager) or to Landlord at (307) 733-3079 and/or (307) 690-7432 (Facilities Manager, Kevin Meagher), the interfering party shall reduce power or cease operations of the interfering equipment until the interference is cured.

(d) The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Section and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

9. **INDEMNIFICATION.**

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability, costs or expenses in connection with a third party claim (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair, upgrade, expansion or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the

extent attributable to the negligent or intentional act or omission of Landlord, its employees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability, costs or expenses in connection with a third party claim (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of Landlord, its employees, invitees, agents or independent contractors, or Landlord's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

10. WARRANTIES.

(a) Each of Tenant and Landlord (to the extent not a natural person) each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power, and authority or capacity, as applicable, to enter into this Agreement and bind itself hereto through the party or individual set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license and solely owns the Structure; (ii) subsequent leases, licenses or other agreements granting third parties' rights to the Property shall be subject to Tenant's rights granted herein; the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) Landlord grants to Tenant nonexclusive, actual, quiet and peaceful use, enjoyment and possession of the Premises in accordance with the terms of this Agreement without hindrance or ejection by any persons lawfully claiming under Landlord; and (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord.

11. ENVIRONMENTAL.

(a) Landlord represents and warrants (i) the Property, as of the Effective Date, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any

Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant or generated by Tenant's Permitted Use.

(c) The indemnification provisions contained in this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or other third party, then Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Landlord.

12. ACCESS.

(a) Subject to Paragraphs 1 and 2, at all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("**Access**") to and over the Property, from an open and improved public road to the Premises, for the purpose of its Permitted Use. In order to access any utilities in the right-of-way serving the Premises, Tenant must comply with applicable local laws and regulations regarding right-of-way access and encroachment permitting. As may be described more fully in **Exhibit 2**, Landlord grants to Tenant an easement for such Access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such Access at no additional cost to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. Landlord shall execute a letter granting Tenant Access to the Property substantially in the form attached as **Exhibit 4**; upon Tenant's request, Landlord may execute additional letters during the Term. Landlord acknowledges that in the event Tenant cannot obtain Access to the Premises, Tenant may incur significant damage and that all reasonable efforts will be made to ensure Tenant's access of Property. If Landlord fails to provide the Access granted by this Section 12, such failure shall be a default under this Agreement.

(b) Tenant also affirmatively acknowledges and understands that the Property is currently used primarily for public parking and the Ride-to-Fly program for the airport (the "**Primary Purpose**"). Tenant acknowledges and agrees that, for so long as the Property is used for the Primary Purpose, Tenant's access, maintenance and any work on the Communication Facility shall not interfere with the Primary Purpose. Without limiting the foregoing, Tenant will limit access to the Premises when the Property is being utilized for a Primary Purpose if such access is reasonably expected to interfere with the use; provided, however, in the event of an emergency threatening persons, property or the operation of the Communication Facility, Tenant shall be permitted reasonable access to the facility necessary to resolve the emergency but, during such access, Tenant shall use care to minimize interference with the ongoing Primary Purpose.

13. REMOVAL/RESTORATION.

(a) All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during or after the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of Tenant and may be removed by Tenant at any time during or after the Term. Tenant will repair any damage to the Property resulting from Tenant's removal activities and the Property will be restored to the original condition prior to Tenant's occupancy, reasonable wear and tear,

and casualty excepted. No portions of the Communication Facility may be left by Tenant within one hundred twenty (120) days after the cessation of Tenant's operations at the Premises.

(b) Tenant will provide a bond to Landlord in the amount of fifty thousand dollars (\$50,000.00) to cover the costs of the removal of the Communication Facility and Tenant will renew this bond and increase this bond by five thousand dollars (\$5,000.000) every five (5) years concomitant with the renewal of this Agreement, to be used in the event Tenant does not remove the Communication Facility as required hereunder.

14. MAINTENANCE/UTILITIES.

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and access thereto, the Structure, and all areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements. Landlord will be responsible for maintenance of landscaping on the Property, not including any landscaping installed by Tenant as a condition of this Agreement or any required permit.

(b) Tenant shall be responsible for all repairs and maintenance to the Premises and/or Property, the need for which arises out of (i) Tenant's use or occupancy of the Premises, (ii) the installation, removal, use or operation of Tenant's equipment, (iii) the moving of Tenant's equipment into or out of the Premises and/or Property, or (iv) the negligence or intentional misconduct of Tenant, its agents, contractors, employees or invitees.

(c) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. Tenant shall furnish and install an electrical meter within the Premises for the measurement of electrical power used by Tenant at the Property and Tenant shall pay the utility company directly.

15. DEFAULT AND RIGHT TO CURE.

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Landlord of such failure to pay; (ii) Tenant's failure to cure an interference problem as required by Section 8 within forty-eight (48) hours after written notice of such failure or (iii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, then Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide Access to the Premises as required by Section 12 within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 within forty-eight (48) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have any and all rights available to it under law and equity.

16. ASSIGNMENT/SUBLEASE. Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to: (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; (iii) any entity directly or indirectly under common control with the Party; (iv) to any entity which acquires all or substantially all of Tenant's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of Landlord. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such

consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of Tenant or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder.

17. NOTICES. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties hereto as follows:

If to Tenant: New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site #: IDL04511; Cell Site Name: Jackson Square Relo (**WY**)
Fixed Asset #: 14284658
1025 Lenox Park Blvd. NE
3rd Floor
Atlanta, Georgia 30319

With a copy to: New Cingular Wireless PCS, LLC
Attn.: Legal Dept – Network Operations
Re: Cell Site #: IDL04511; Cell Site Name: Jackson Square Relo (**WY**)
Fixed Asset #: 14284658
208 S. Akard Street
Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Landlord: Town of Jackson
c/o: Town Manager
P.O. Box 1687
Jackson, Wyoming 83001

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

18. CONDEMNATION. In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within twenty-four (24) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a *pro rata* basis.

19. CASUALTY. In the event of any casualty not caused by Tenant, Landlord will provide notice to Tenant of the casualty or other harm affecting the Property within twenty-four (24) hours of the casualty or other harm being discovered. If any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be reimbursed for any prepaid Rent on a *pro rata* basis. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such determination within thirty (30) days after making such determination officially via Town Council final approval. If the

Landlord, officially via Town Council final approval, determines it will rebuild or restore the Property, Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored.

20. WAIVER OF LANDLORD'S LIENS. Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

21. TAXES.

(a) Landlord shall invoice and Tenant shall pay any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on Tenant and required to be collected by Landlord based on any service, rental space, or equipment provided by Landlord to Tenant. Tenant shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on Tenant and required to be paid by Tenant that are directly attributable to Tenant's equipment or Tenant's use and occupancy of the Premises. Payment shall be made by Tenant within sixty (60) days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. Landlord shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to Landlord's Property or any portion thereof imposed by any Government Entity.

(b) In the event Landlord receives a notice of assessment with respect to which taxes or assessments are imposed on Tenant's leasehold improvements on the Premises, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice of assessment. If Landlord does not provide such notice or notices to Tenant in a timely manner and Tenant's rights with respect to such taxes are prejudiced by the delay, Landlord shall reimburse Tenant for any increased costs directly resulting directly from the delay. If Landlord provides a notice of assessment to Tenant within such time period and requests reimbursement from Tenant as set forth below, then Tenant shall reimburse Landlord for the tax or assessments identified on the notice of assessment on Tenant's leasehold improvements, which has been paid by Landlord. If Landlord seeks reimbursement from Tenant, Landlord shall, no later than thirty (30) days after Landlord's payment of the taxes or assessments for the assessed tax year, provide Tenant with written notice including evidence that Landlord has timely paid same, and Landlord shall provide to Tenant any other documentation reasonably requested by Tenant to allow Tenant to evaluate the payment and to reimburse Landlord.

(c) For any tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as permitted by law. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall reasonably cooperate with respect to the commencement and prosecution of any such proceedings, including but not limited to executing any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant. In the event Tenant notifies Landlord by the due date for assessment of Tenant's intent to contest the assessment, Landlord shall not pay the assessment pending conclusion of the contest, unless required by applicable law.

(d) Landlord shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Tenant.

(e) Tenant shall have the right but not the obligation to pay any taxes due by Landlord hereunder if Landlord fails to timely do so, in addition to any other rights or remedies of Tenant. In the event that Tenant exercises its rights under this Section 21(e) due to such Landlord default, Tenant shall have the right to deduct such tax amounts paid from any monies due to Landlord from Tenant as provided in Section 15(b), provided that Tenant may exercise such right without having provided to Landlord notice and the opportunity to cure per Section 15(b).

(f) Any tax-related notices shall be sent to Tenant in the manner set forth in Section 17.

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.

(a) Landlord may sell the Property or a portion thereof to a third party, provided: (i) the sale is made subject to the terms of this Agreement; and (ii) if the sale does not include the assignment of Landlord's full interest in this Agreement, the purchaser must agree to perform, without requiring compensation from Tenant or any subtenant, any obligation of Landlord under this Agreement, including Landlord's obligation to cooperate with Tenant as provided hereunder.

(b) If Landlord, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this to Tenant. Until Tenant receives all such documents, Tenant's failure to make payments under this Agreement shall not be an event of default and Tenant reserves the right to hold payments due under this Agreement.

- i. Old deed to Property;
- ii. New deed to Property;
- iii. Bill of Sale or Transfer;
- iv. Copy of current Tax Bill;
- v. New IRS Form W-9;
- vi. Completed and Signed Tenant Payment Direction Form; and
- vii. Full contact information for new Landlord including phone number(s).

(c) The provisions of this shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and access obligations.

23. RIGHT OF FIRST REFUSAL. Notwithstanding the provisions contained in Section 22, if at any time after the Effective Date, Landlord receives a bona fide written offer from a third party that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with this Agreement or an offer to purchase an easement with respect to the Premises ("**Offer**"), Landlord shall immediately furnish Tenant with a copy of the Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the financial terms of the Offer and agree in writing to match such terms of the Offer. Such writing shall be in the form of a contract substantially similar to the Offer but Tenant may assign its rights to a third party. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may sell, convey, assign or transfer such property interest in or related to the Premises pursuant to the Offer, subject to the terms of this Agreement. Tenant's failure to exercise the right of first refusal shall not be deemed a waiver of the rights contained in this with respect to any future proposed conveyances as described herein.

24. RELOCATION. If Landlord determines it necessary to terminate this Agreement pursuant to Section 6(f) above, Landlord shall use its best efforts to relocate Tenant to another mutually agreeable location on the Property ("**Relocation Premises**"). In the event Landlord and Tenant agree upon Relocation Premises, this Agreement shall continue under the same terms and conditions and Landlord's termination notice shall be deemed null and void. Landlord and Tenant hereby agree that a survey (prepared at the sole cost and expense of Tenant) of the Relocation Premises (including the access and utility easements) will supplement **Exhibit 1** hereto and become a part hereof, and the Relocation Premises shall be considered the Premises for all purposes hereunder.

25. **MISCELLANEOUS.**

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum of Lease substantially in the form attached as **Exhibit 5**. Either party may record this Memorandum of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease.

(c) **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

(d) **Compliance with Law.** Tenant agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Tenant's use of the Communication Facility on the Property. Landlord agrees to comply with all Laws relating to Landlord's ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** Jurisdiction and Venue shall be in the Ninth Judicial District, Teton County, State of Wyoming, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate; and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to "Tenant" shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment, Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including any change in Landlord's name or address.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

(n) **Waiver of Jury Trial.** Each party, to the extent permitted by law, knowingly, voluntarily and intentionally waives its right to a trial by jury in any action or proceeding under any theory of liability arising out of or in any way connected with this agreement or the transactions it contemplates.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the Effective Date.

“TENANT”

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: _____
Its: _____
Date: _____

“LANDLORD”

Town of Jackson, Wyoming
A Wyoming Municipal Corporation

By: _____
Print Name: Pete Muldoon
Its: Mayor
Date: [Insert Date]

ATTEST: _____
Sandra P. Birdyshaw, Town Clerk

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 20__, before me personally appeared _____, and acknowledged under oath that he/she is the _____ of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

Notary Public: _____
My Commission Expires: _____

LANDLORD ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 20__ before me, personally appeared _____, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

Notary Public: _____
My Commission Expires: _____

EXHIBIT 1

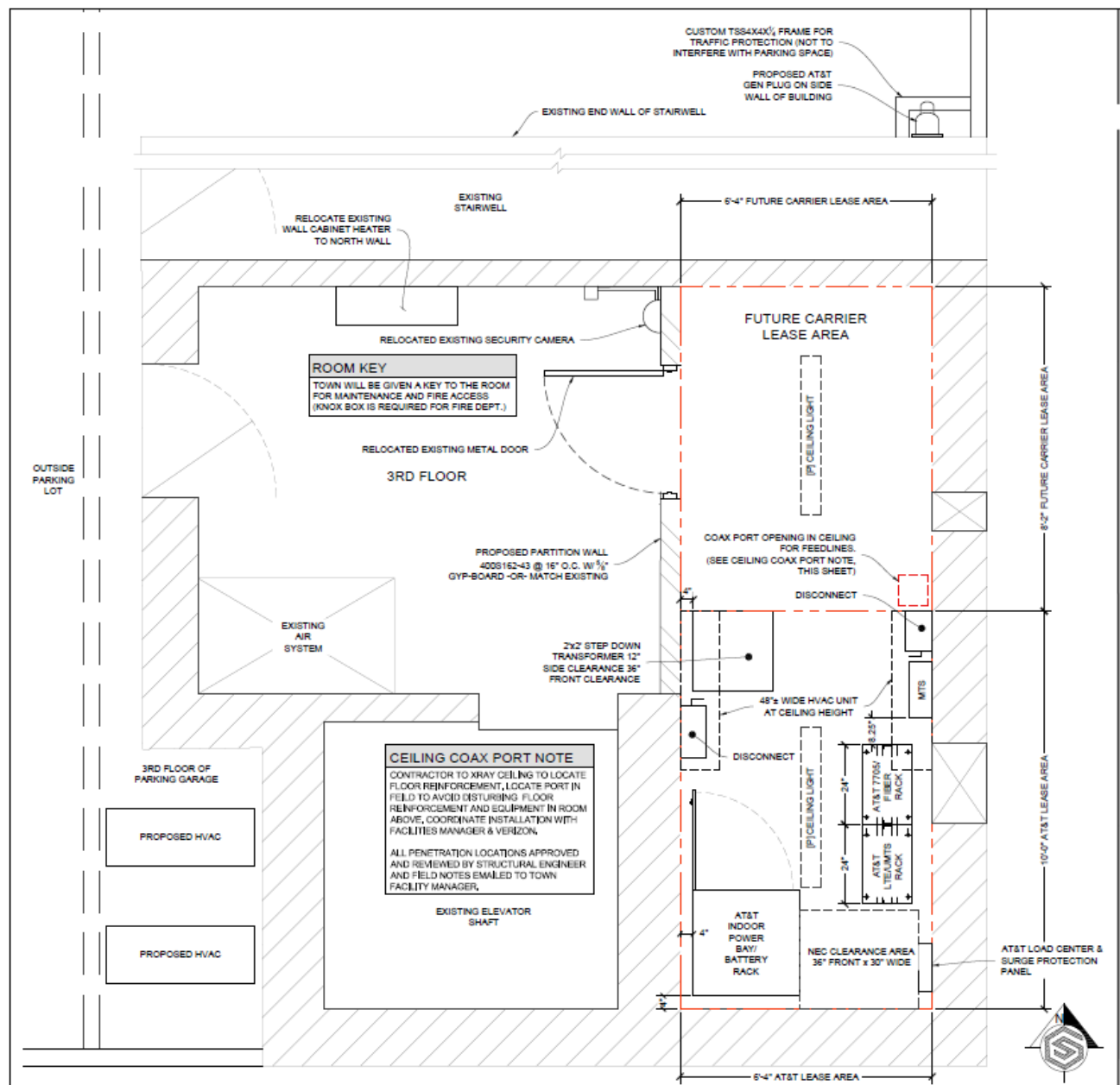
DESCRIPTION OF PROPERTY

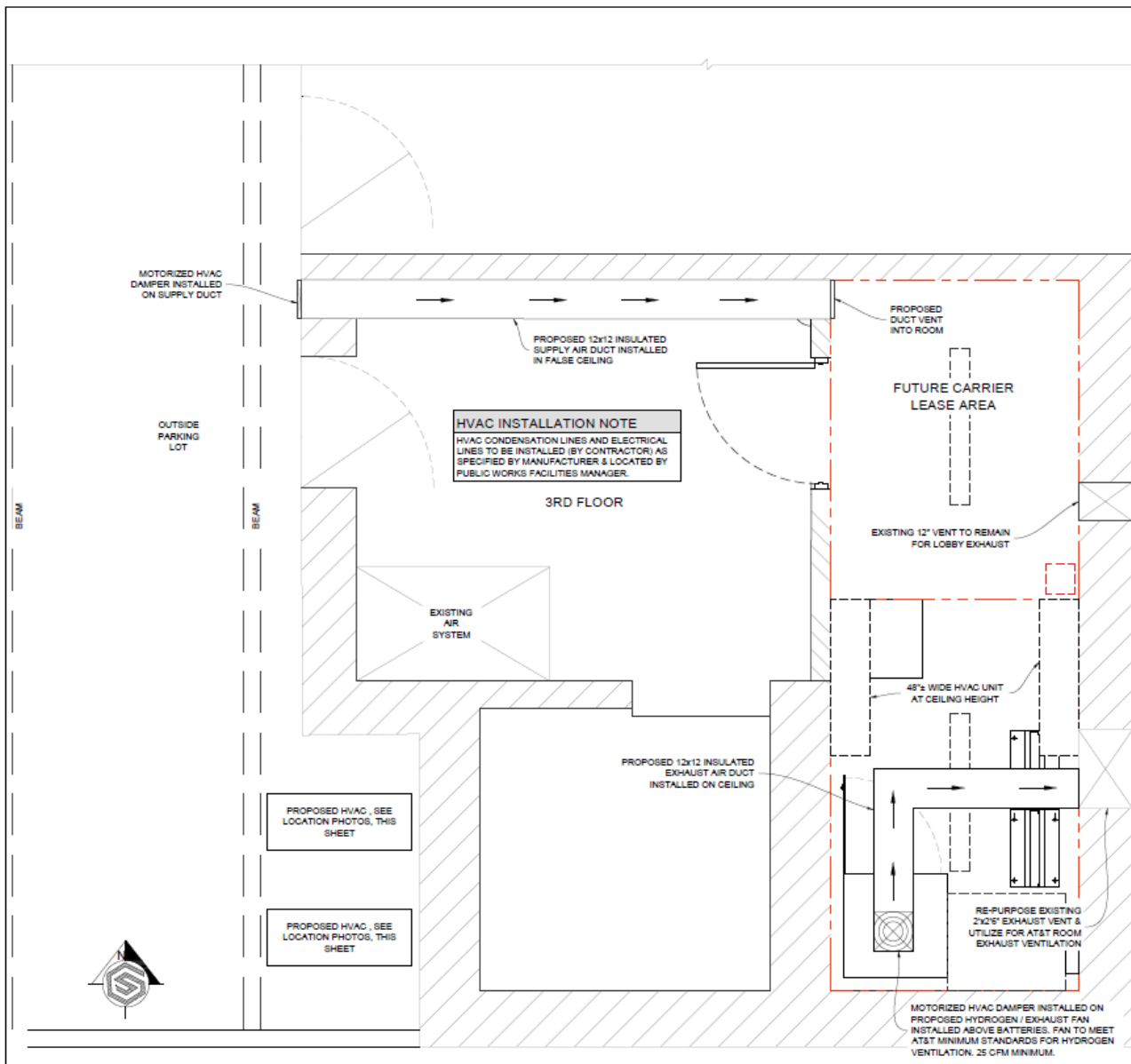
The Property is legally described as follows:

EXHIBIT 2
DESCRIPTION OF PREMISES

The Premises is legally described as follows:

[EXHIBIT FOLLOWS ON NEXT PAGES]





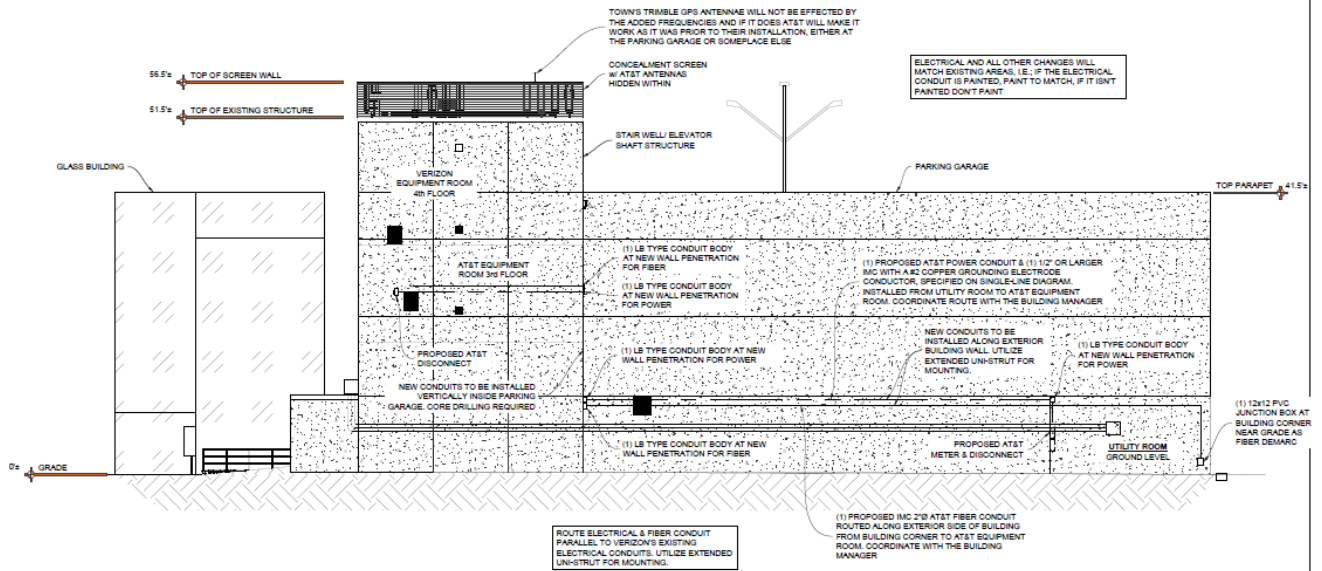


EXHIBIT 3
VERIZON SUPPLEMENT

EXHIBIT 4
STANDARD ACCESS LETTER

[FOLLOWS ON NEXT PAGE]

{This Letter Goes On Landlord's Letterhead}

[Insert Date]

Building Staff / Security Staff
[Landlord, Lessee, Licensee]
[Street Address]
[City, State, Zip]

Re: Authorized Access granted to []

Dear Building and Security Staff,

Please be advised that we have signed a lease with [] permitting [] to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant [] and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, [] representatives may be seeking access to the property outside of normal business hours. [] representatives have been instructed to keep noise levels at a minimum during their visit.

The bearer of this letter, acting as agent for New Cingular Wireless PCS, LLC, Lessee, verifies that the access and work s/he is undertaking at the property, defined in the Lease Agreement signed the ____ day of _____, 2019, is made pursuant to Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. 1455(a) and complies with all regulations set forth therein and complies with all Land Development Regulations of the Town of Jackson.

Please grant the bearer of a copy of this letter access to the property and to leased area. Thank you for your assistance.

Landlord Signature

EXHIBIT 5

MEMORANDUM OF LEASE

[FOLLOWS ON NEXT PAGE]

Prepared by and Return to:

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
1025 Lenox Park Blvd. NE
3rd Floor
Atlanta, Georgia 30319

(Space Above This Line For Recorder's Use Only)

APN (Tax Id.): _____

Cell Site #: IDL04511
Cell Site Name: Jackson Square Relo
Fixed Asset #: 14284658
State: Wyoming
County: Teton

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this _____ day of _____, 2019, by and between the Town of Jackson, a Wyoming Municipal Corporation having its principal office/residing at 150 E. Pearl Ave. Jackson, WY 83001 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

1. Landlord and Tenant entered into a certain Lease Agreement ("**Agreement**") on the _____ day of _____, 2019, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing upon full execution of the Agreement, with four (4) successive automatic five (5) year options to renew.
3. The portion of the Property being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

TENANT:

New Cingular Wireless PCS, LLC
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

Print Name: _____

Its: _____

Date: _____

LANDLORD:

Town of Jackson, Wyoming, a Wyoming Municipal Corporation
Jackson, Wyoming 83001

By: _____

Print Name: Pete Muldoon

Its: Mayor

Date: _____

ATTEST: _____

Sandra P. Birdyshaw, Town Clerk

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 20__, before me personally appeared _____, and acknowledged under oath that he/she is the _____ of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

Notary Public: _____
My Commission Expires: _____

LANDLORD ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 20__ before me, personally appeared _____, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

Notary Public: _____
My Commission Expires: _____

W-9 FORM

[FOLLOWS ON NEXT PAGE]

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
	☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C-C corporation, S-S corporation, P-Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ▶ _____	Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions.	Requestor's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What Is Backup Withholding*, later.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: MAY 15, 2019
MEETING DATE: MAY 20, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: PAUL ANTHONY

SUBJECT: **ITEM P19-065; P19-102:** SAGEBRUSH APARTMENTS REQUEST FOR MINOR DEVIATION TO ADD HUD RIDER TO AMEND HOUSING RENTAL DEED RESTRICTION AND TRANSFER FLAT CREEK FLOODWAY PARCEL TO TOWN

APPLICANT: CHRISTINE WALKER

OWNER: SAGEBRUSH INVESTORS

REQUESTED ACTION

The purpose is for Council to give final approval to the following two documents related to requested changes to the approved 90-unit Sagebrush Apartment project (PUD P17-244):

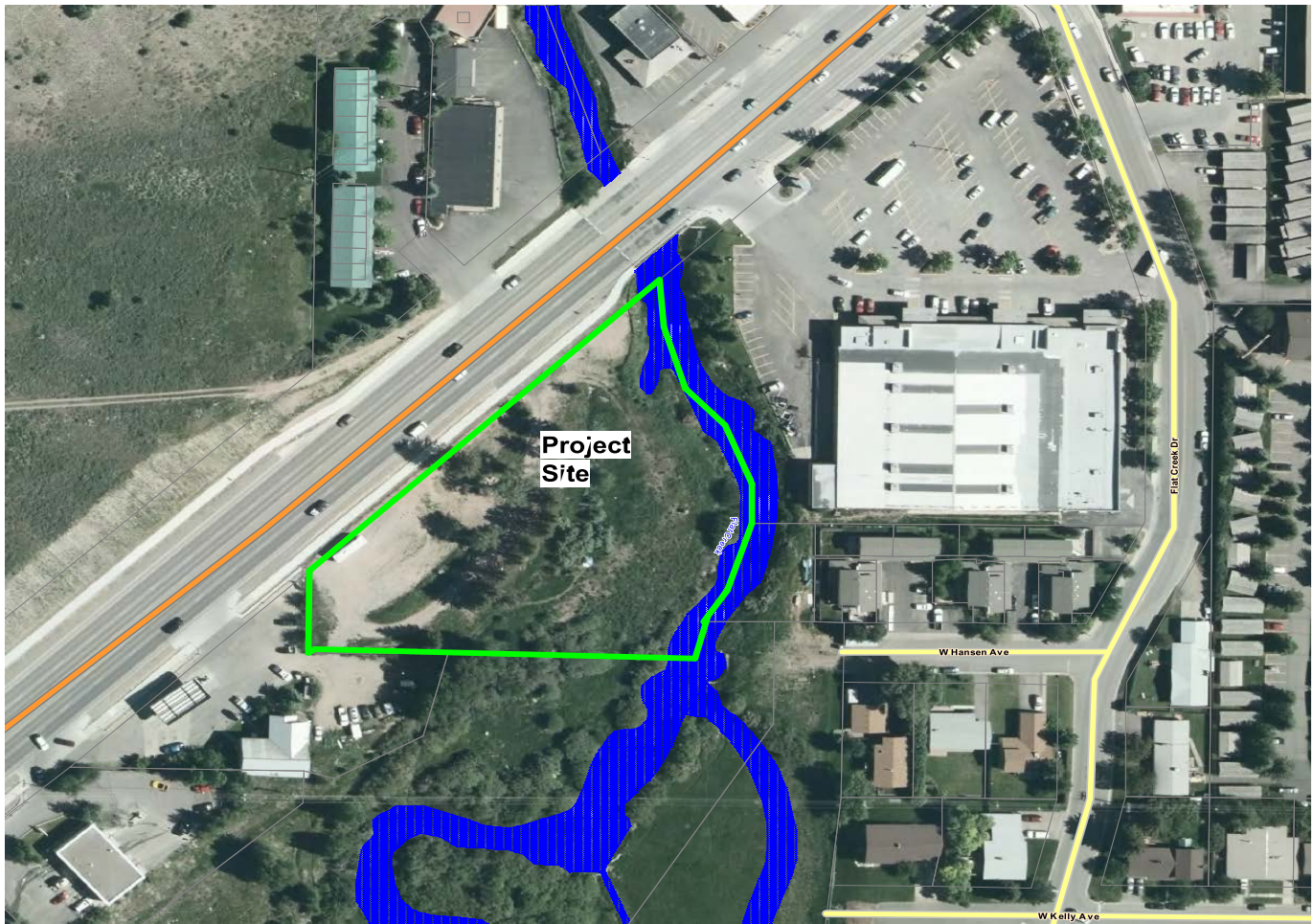
1. A **HUD Rider** to the Special Restriction for Workforce Rental Housing to subordinate the deed restriction to the mortgage (P19-065), and
2. An **Indemnity Agreement** to limit the Town's liability related to the Town's future acceptance of ownership of a new .23-acre floodway parcel along Flat Creek to be divided from the existing Sagebrush Apartment property (P19-102).

APPLICABLE REGULATIONS

Section 8.2.13.B.2 Minor Deviations

LOCATION

The property is located at 550 West Broadway, legally known as Part of the NW1/4NE1/4 Section 33, Township 41, Range 116. An aerial photo and zoning map are shown below:



BACKGROUND/PROJECT DESCRIPTION

On May 6, 2019, the Town Council conceptually approved the applicant's requests to 1) add a HUD Rider to the Special Restriction for Workforce Rental Housing to subordinate the deed restriction to the mortgage, and 2) to draft an indemnity agreement to protect the Town from liability if the Town were to accept the .23-acre floodway parcel divided from the main Sagebrush Apartment property. In both cases, the Council directed the applicant to work with staff to address any outstanding concerns of the staff and/or Council.

In response, the Town Planning staff, Town Attorney, and Housing Department Director have worked with the applicant to finalize the versions of the documents provided in the Council's packet related to the HUD Rider and indemnity agreement. Staff requests that the Council approve these two documents (see attached) which will allow the applicant to move forward with related and additional items.

One important item that still needs to be completed is the "Tri-Party Agreement" between the Town, Sagebrush Investors, and Love Lending that will clarify the roles, responsibilities, and liabilities (timelines, cure periods, impact on deed restrictions, etc.) of each party in the event of a default on the mortgage by Sagebrush Investors. This issue was discussed at some length at the previous Council meeting. The applicant is working with the Town Attorney and Housing Director to finalize the terms of this agreement. Once staff is satisfied with the terms, we will present the Tri-Party Agreement to the Council for its approval at a public meeting.

In addition, as a reminder, if the Council approves the floodway parcel indemnity agreement, the applicant will still need to submit an Exempt Land Division application to the Town to formalize the transfer of the 23-

acre floodway parcel to the Town. The Planning Director is the final decision maker on this application but the approval will also require the Mayor's signature.

PLANNING COMMISSION

Not Applicable.

ATTACHMENTS

Applicant Submittal [no change from before]
HUD Rider to the Special Restriction for Workforce Rental Housing
Indemnity Agreement for the .23-acre floodway parcel
Department Reviews [no change from before]

PUBLIC COMMENT

None.

FISCAL IMPACT

There are potential fiscal impacts related to both items. If the Housing Authority assumes the loan in the event of a default then the fiscal impact could be considerable, however, it is expected that the forthcoming Tri-Party Agreement will clarify and limit liability to the Town to an acceptable level. Regarding the floodway parcel transfer, it is assumed that the proposed Indemnity Agreement in this packet clarifies and limits liability to the Town to an acceptable level. But, in both cases, the ability to quantify the risk is difficult.

STAFF IMPACT

There will be no significant impact to staff resources if the proposed project is approved.

LEGAL REVIEW

Review of the two requested items is complete but discussion with applicant is ongoing on other related matters.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

Staff has no formal recommendation on either item.

SUGGESTED MOTIONS

Item A (HUD Rider): I move to approve the applicant's request (P19-065) to accept the submitted HUD Rider to the Special Restriction for Workforce Rental Housing, as reviewed and approved by the Town Attorney and Housing Director.

Item B (Floodway Parcel Transfer): I move to approve the submitted Indemnity Agreement between the Town of Jackson and Sagebrush Investors (P19-102) related to the Town's future acceptance of ownership of

the .23-acre Flat Creek floodway parcel to be transferred from the existing Sagebrush Apartment property to the Town, as reviewed and approved by the Town Attorney.

NAVIGATE

WORKFORCE HOUSING SOLUTIONS

April 1, 2019

Town of Jackson Planning Department
Paul Anthony, Principal Planner
P.O. Box 1687
Jackson, WY 83001

**RE: Sagebrush Apartments
HUD insured financing**

Dear Paul Anthony,

Thank you for scheduling a workshop with the Town Council to discuss two items that are impacting the ability to secure HUD insured construction and long-term debt financing for the Sagebrush Apartments project.

We are asking the Town of Jackson to consider the following:

1. Accept the HUD Rider to Special Restrictions for Workforce Rental Housing with conditions; and
2. Agree to the creation of a new parcel owned by the Town of Jackson that contains the Floodway, which is currently a part of the Sagebrush Apartments parcel.

These two requests are to enable the use of HUD Section 221(D)(4) mortgage insurance, which is a federal incentive program to facilitate the new construction of multifamily rental housing for moderate-income families. This federally insured mortgage program is key to enabling the development of Sagebrush Apartments, a 90-unit apartment building designed to house working residents and meaningfully address the critical shortage of rental housing in Jackson.

Our team appreciates the time that town and housing department staff have dedicated to helping move the Sagebrush Apartments project forward. Please contact me with any questions.

Sincerely,



Christine Walker
Navigate, llc

Attachments: Sagebrush Apartments – Narrative, Town Council Workshop 4/15/19
HUD Rider to Special Restriction for Workforce Housing
Floodplain Development Permit – Site Plan
Sagebrush Apartments Parcel Transfer Exhibit

Sagebrush Apartments - Narrative

Town Council Workshop 4/15/19

Sagebrush Apartments Background

Sagebrush Apartments is a private sector response to the critical shortage of rental housing for local workers in Jackson. The town approved project contains 90 rental units, all of which are designed for occupancy by employees working in the town or county. Over a third of the units will also have a deed restriction that limits occupancy to qualified households, that among other things, requires at least one member of the household to work a specified number of hours for a local business. In addition, none of the units are allowed to be leased short-term or rented for less than 30 days.

The process to develop the first moderately sized, rental apartment building in over 25 years that is financially viable without public funding or the incorporation of high-end market units has been a multi-year process that has required overcoming several regulatory and financing barriers.

Throughout this process our team has worked closely with the town staff (planning, legal, public works, administration and housing) to help identify and reduce barriers to the development of multifamily units, which the Jackson/Teton County Comprehensive Plan identifies as a desired housing type to help meet the community's housing goal because it is more affordable for the local workforce than other housing options (Policy 5.2.a.).

In order to design and obtain the rights to build an apartment building for the local workforce without public funding, our team utilized existing land development regulation (LDR) incentives and obtained two LDR text amendments to reduce barriers to the construction of rental workforce housing.

Over the last year, our team has been working diligently to meet conditions of approval, obtain building permits, and secure HUD insured financing. We have addressed the bulk of the challenges and are on the verge of another construction season. However, we have two barriers related to securing HUD insured construction and long-term debt financing:

- HUD Rider to Special Restriction for Rental Workforce Housing
- Floodway on the parcel

We are seeking assistance from the Town of Jackson to address these challenges and enable construction to start on Sagebrush Apartments this spring. The specifics of our request are explained below with supporting documents attached. It should be noted that the below requests would come at no costs to the Town and are in accordance with Town development regulations.

HUD Insured Financing

A key aspect of making Sagebrush Apartments financially viable and keeping rental rates low is lowering the cost of long-term debt. The Sagebrush team is relying on a federal incentive that is offered through the Department of Housing and Urban Development (HUD) to facilitate the new

construction of multifamily rental housing for moderate-income families. This is called the HUD Section 221(d)(4) Multifamily Loan Program. This federal loan insurance program is designed to attract and encourage developers to build apartments by offering favorable loan terms to projects that meet strict and comprehensive eligibility criteria and is accessed through HUD qualified lenders.

The Sagebrush Team is using Love Funding, a leading HUD lender, to access this federal incentive program that offers the following terms compared to non-federally insured loan programs:

- Higher loan to value so a lower equity level is needed
- Lower interest rate
- Nonrecourse debt
- Longer term (40 years fully amortized plus construction period)
- Combined construction and permanent financing with interest rate lock at time of construction

HUD Rider to the Special Restriction for Rental Workforce Housing

In November of 2018, subordination language was added to the Form Special Restriction for Workforce Housing. This threatened Sagebrush's access to the HUD insured mortgage program through Love Funding. As a result, the HUD Rider to the Special Restriction for Rental Workforce Housing became a requirement and is now requested to be approved by the Town of Jackson, see attached HUD Rider. This document essentially makes the deed restriction subordinate to the mortgage loan and in the unlikely event of foreclosure the deed restriction terminates.

Although foreclosure is unlikely given Sagebrush's cash investment in the acquisition and the large equity requirement being made on the loan, the extremely high demand for rental workforce housing due to the prevalent and worsening housing shortage. Further, the Sagebrush team is a highly qualified, experienced, well-capitalized and qualified builder of national projects which has never defaulted on a loan obligation. The Sagebrush team and Love Funding understand the Town of Jackson's need to protect its interests without increasing the barriers to developing multifamily housing. Therefore, Love Funding has agreed to execute a side agreement to provide the Town of Jackson notice of delinquency and default under the loan, the option to cure, and an extended period during which HUD would agree to hold the loan prior to assigning the defaulted loan to HUD.

A more conventional funding option would also require loan subordination and would simply increase the long-term cost of construction and long-term debt, making the project less viable while creating an additional barrier to developing multifamily projects to help address the workforce housing challenge.

In addition, all of the deed restrictions and ground leases recorded on existing workforce housing program units have deed restriction clauses or riders that subordinate the restrictive covenants (deed restrictions) in the event of foreclosure, provide notice of default and an option to cure. This is not a new concept and has been in practice since the affordable housing program was established to facilitate financing while protecting the interests of the town and county.

Our team has had several discussions with housing department staff and town legal staff to discuss how to best protect the Town's interest while meeting the HUD guidelines. This proposal

was also presented to the Housing Supply Board at its March meeting. What the side agreement with Love Funding does is provide the Town with an opportunity, in the event of default, to assume the existing debt on the project, secure alternative funding and eventually own the entire project.

The Sagebrush team requests that the Town Council accept the HUD Rider with the condition that Love Funding agrees to provide to the Town of Jackson in a form that is approved by town staff notice of delinquency and default under the loan, the option to cure, and an extended period during which HUD would agree to hold the loan prior to assigning the defaulted loan to HUD.

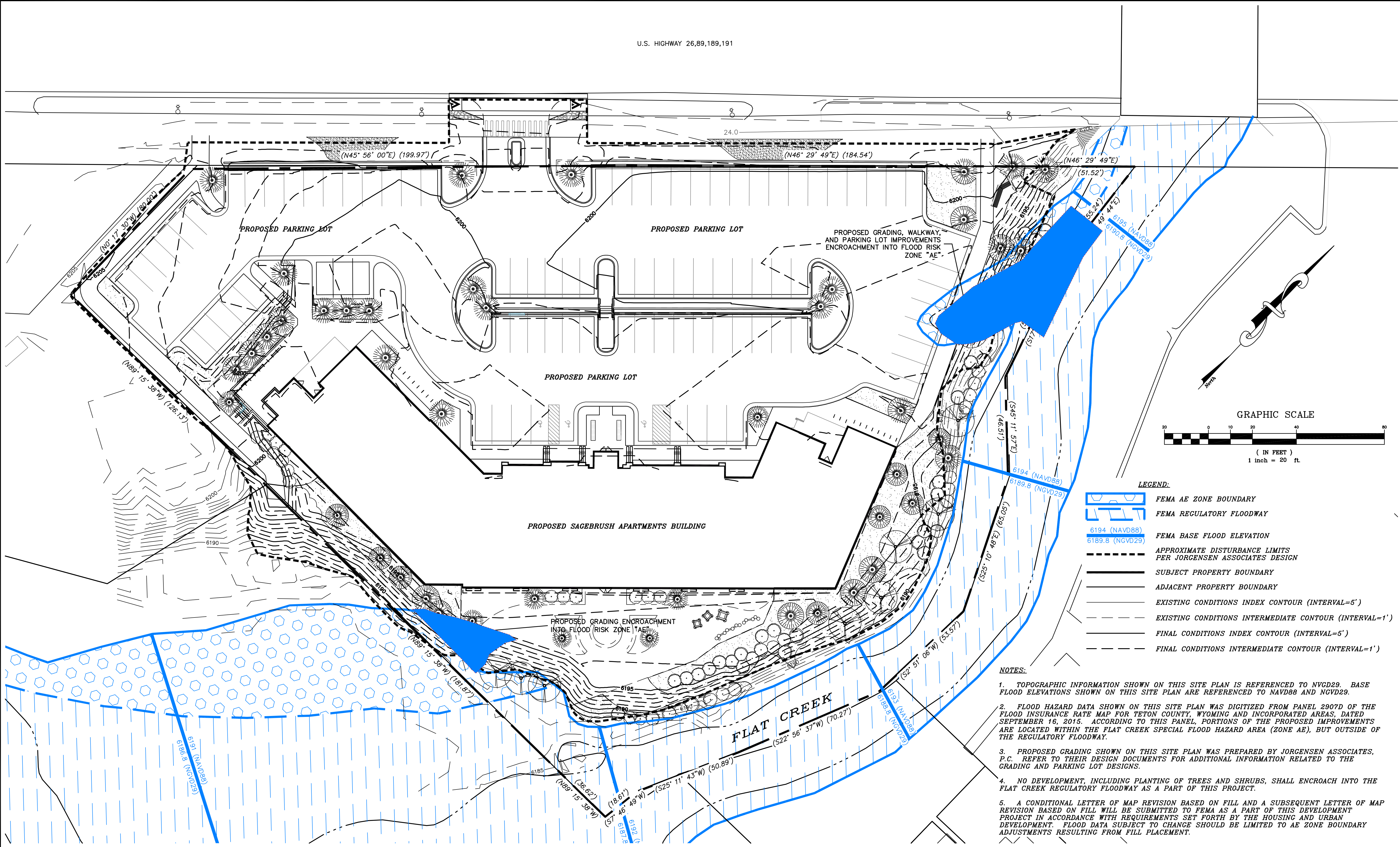
Floodway/Floodplain

The Sagebrush parcel is located adjacent to Flat Creek and has two small areas of 100-year floodplain on the northeast and southwest portions of the site, shown in blue on the attached Floodplain Development Permit – Site Plan. In order to access the HUD insured mortgage program and develop in the 100-year floodplain, a CLOMR-F (Conditional Letter of Map Revision – Fill) was accepted and approved by FEMA for the proposed minor disturbance in the Floodplain. We were informed by Love Funding, who was informed by HUD that this action would be acceptable. However, in late December 2018 we learned that there was another, separate HUD guideline that requires the removal of the Floodway from the property to develop in the Floodplain.

The Sagebrush team discussed several options to address this Floodway issue with town staff, and the resulting preferred option is to use Section 8.5.4.D of the land development regulations (LDR) to create a new parcel running along Flat Creek that contains the Floodway and transfer this new parcel to the Town of Jackson, see attached Sagebrush Apartments Parcel Transfer Exhibit Map. The creation of this small parcel in the Town LDR is an exemption from the subdivision standards as allowed by Wyo. Stat. § 18-5-303 and requires an application that would need to provide a completed map of survey and signed certificates of acknowledgement per Sec. 8.5.4.D as part of that submittal package.

The Floodway is not in the developable footprint and its removal will have no impact on the project scope, such as number of units approved by the Town. The distinct new parcel addresses the Floodplain issue and allows for the conveyance of the Floodway to the Town and equal amount of square footage to be reincorporated into the Sagebrush Planned Unit Development (PUD) through a Minor Deviation process so that the PUD's site area could stay the same and not impact the FAR, LSR, etc.

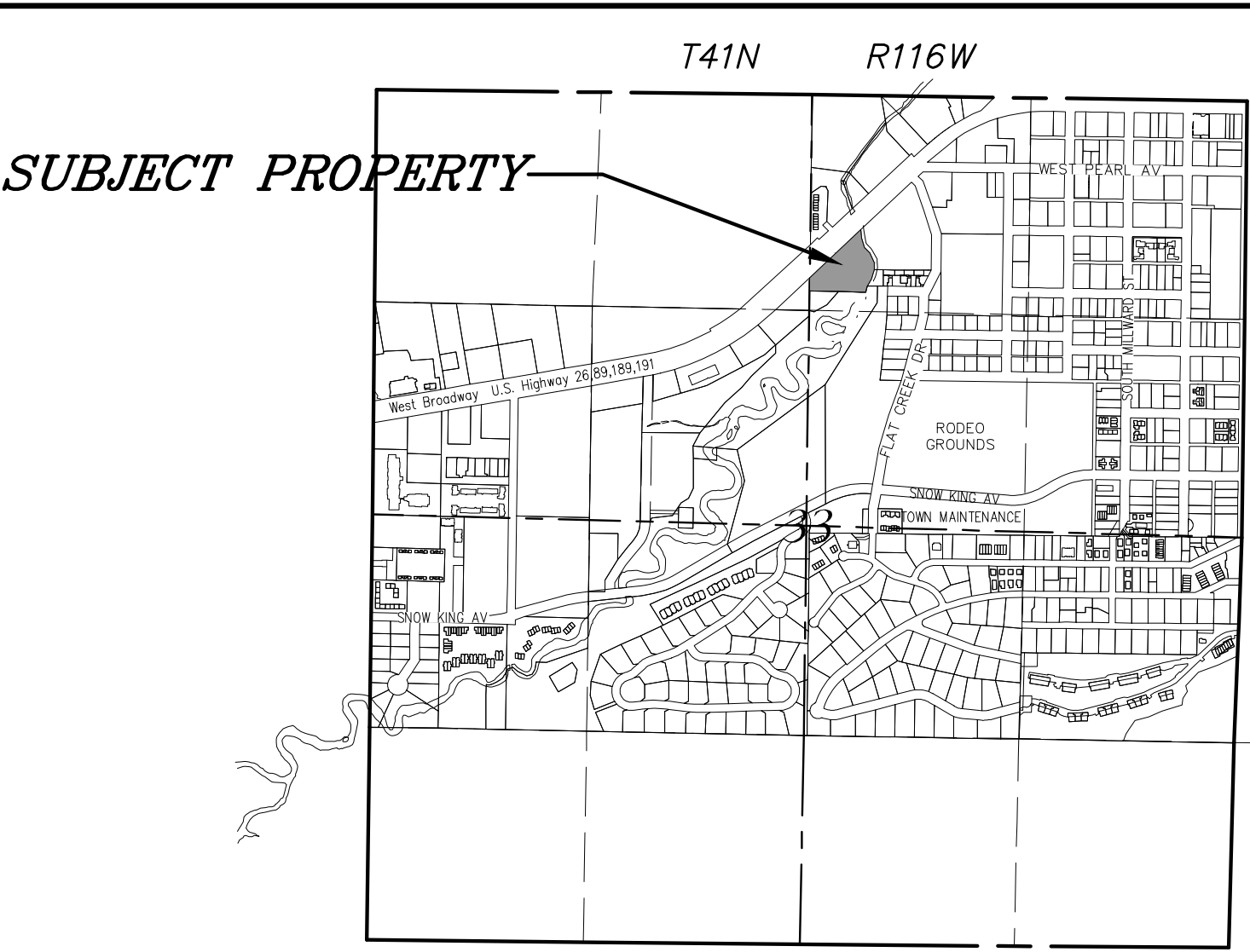
The Sagebrush Team requests that the Town Council approve the transfer of land from Sagebrush Apartments to the Town of Jackson that runs along Flat Creek containing the Floodway and shown on the "Sagebrush Apartments Parcel Transfer Exhibit", conditioned upon meeting the criteria established in Section 8.5.4.D of the Land Development Regulations.



VERIFY SCALE! THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING. MODIFY SCALE ACCORDINGLY!	REVISIONS				 Morrison Maierle engineers • surveyors • planners • scientists  690 S. Hwy 89, Suite 200 Jackson, WY 83001  307.739.0500  www.m-m.net Professional Engineer (Civil) 6562  Date April 11, 2018 WYOMING DRAWN BY: <u>DKS</u> DSGN. BY: <u>-</u> APPR. BY: <u>DKS</u> DATE: <u>12/8/17</u> Q.C. REVIEW BY: <u>-</u> DATE: <u>-</u> JACKSON WYOMING SAGEBRUSH APARTMENTS FLOODPLAIN DEVELOPMENT PERMIT - SITE PLAN PROJECT NUMBER 6096.001 SHEET NUMBER 1 DRAWING NUMBER 1	
	NO.1	Revised disturbance limits to avoid floodway encroachment near BFE = 6192	DKS	4-11-18		

C:\LAND PROJECTS 2009\6096.001\DWG\SAGEBRUSH APARTMENTS FPR SITE PLAN (LOCAL CONTROL) 20180411.DWG PLOTTED BY: MMI ON APRIL 11, 2018

COPYRIGHT © MORRISON-MAIERLE, INC., 2018



VICINITY MAP
SCALE 1"=1000'

LEGEND

- iron pipe with 3-1/4" diameter brass cap inscribed "RLS 164"
- reinforcing steel bar with 2" diameter aluminum cap inscribed "PLS 3831"
- reinforcing steel bar with 2" diameter aluminum cap inscribed "PE & LS 2612"
- ◆ T-stake with chromed cap inscribed "PE & LS 2612"
- ◇ T-stake with chromed cap inscribed "RLS 164"
- - - sectional subdivision line
- boundary, subject property
- boundary/are, proposed property division to Town of Jackson
- boundary, adjoining property
- boundary/area, Regulatory Floodway FEMA LOMR effective March 8, 2018

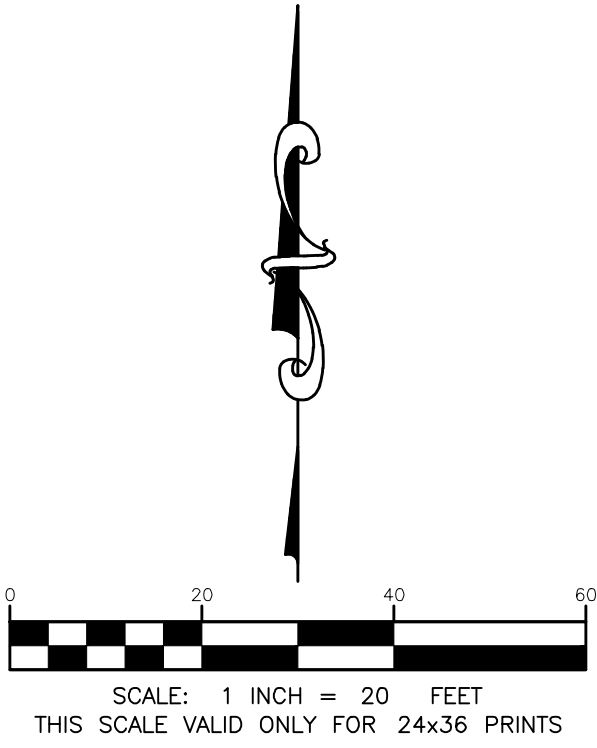


EXHIBIT
MAP
Sagebrush Investors, LLC
and
Town of Jackson

LOCATED WITHIN
NW1/4NE1/4 Section 33
Township 41 North, Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

HUD RIDER TO SPECIAL RESTRICTIONS FOR WORKFORCE RENTAL HOUSING

This RIDER TO SPECIAL RESTRICTIONS FOR WORKFORCE RENTAL HOUSING is made as of _____, 2019, by SAGEBRUSH INVESTORS, LLC (“Borrower”) and TOWN OF JACKSON WYOMING (“Town”).

WHEREAS, Borrower has obtained financing from Love Funding Corporation (“Lender”) for the benefit of the project known as Sagebrush Apartments, HUD Project No. 109-35099 (“Project”), which loan is secured by a Multifamily Mortgage, Assignment of Leases and Rents and Security Agreement (“Security Instrument”) dated as of _____, 2019 and to be recorded in the land records Teton County, Wyoming (“Records”), and is insured by the United States Department of Housing and Urban Development (“HUD”);

WHEREAS, Borrower has received a density bonus from the Town, which Town is requiring certain restrictions be recorded against the Project; and

WHEREAS Borrower and the Town are entering into that certain Special Restrictions for Workforce Rental Housing (“Restrictive Covenants”) with respect to the Project, as more particularly described in Exhibit A attached to the Restrictive Covenants, dated as of _____, 2019 and to be recorded in the Records and to which this Rider is attached and made a part of;

WHEREAS, HUD requires as a condition of its insuring Lender’s financing to the Project, that the lien and covenants of the Restrictive Covenants be subordinated to the lien, covenants, and enforcement of the Security Instrument; and

WHEREAS, the Town has agreed to subordinate the Restrictive Covenants to the lien of the Mortgage Loan in accordance with the terms of this Rider.

NOW, THEREFORE, in consideration of the foregoing and for other consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

(a) In the event of any conflict between any provision contained elsewhere in the Restrictive Covenants and any provision contained in this Rider, the provision contained in this Rider shall govern and be controlling in all respects as set forth more fully herein.

(b) The following terms shall have the following definitions:

"HUD" means the United States Department of Housing and Urban Development.

"HUD Regulatory Agreement" means the Regulatory Agreement between Borrower and HUD with respect to the Project, as the same may be supplemented, amended or modified from time to time.

“Lender” means Love Funding Corporation, its successors and assigns.

“Mortgage Loan” means the mortgage loan made by Lender to the Borrower pursuant to the Mortgage Loan Documents with respect to the Project.

“Mortgage Loan Documents” means the Security Instrument, the HUD Regulatory Agreement and all other documents required by HUD or Lender in connection with the Mortgage Loan.

“National Housing Act” means the National Housing Act of 1934, as amended.

“Program Obligations” has the meaning set forth in the Security Instrument.

“Residual Receipts” has the meaning specified in the HUD Regulatory Agreement.

“Security Instrument” means the mortgage or deed of trust from Borrower in favor of Lender, as the same may be supplemented, amended or modified.

“Surplus Cash” has the meaning specified in the HUD Regulatory Agreement.

(c) Notwithstanding anything in the Restrictive Covenants to the contrary, the provisions hereof are expressly subordinate to (i) the Mortgage Loan Documents, including without limitation, the Security Instrument, and (ii) Program Obligations (the Mortgage Loan Documents and Program Obligations are collectively referred to herein as the “HUD Requirements”). Borrower covenants that it will not take or permit any action that would result in a violation of the Code, HUD Requirements or Restrictive Covenants. In the event of any conflict between the provisions of the Restrictive Covenants and the provisions of the HUD Requirements, HUD shall be and remains entitled to enforce the HUD Requirements. Notwithstanding the foregoing, nothing herein limits the Town’s ability to enforce the terms of the Restrictive Covenants, provided such terms do not conflict with statutory provisions of the National Housing Act or the regulations related thereto. The Borrower represents and warrants that to the best of Borrower’s knowledge the Restrictive Covenants impose no terms or requirements that conflict with the National Housing Act and related regulations.

(d) In the event of foreclosure (or deed in lieu of foreclosure), the Restrictive Covenants (including without limitation, any and all land use covenants and/or restrictions contained herein) shall automatically terminate.

(e) Borrower and the Town acknowledge that Borrower’s failure to comply with the covenants provided in the Restrictive Covenants does not and shall not serve as a basis for default under the HUD Requirements, unless a default also arises under the HUD Requirements.

(f) Except for the Town's reporting requirement, in enforcing the Restrictive Covenants the Town will not file any claim against the Project, the Mortgage Loan proceeds, any reserve or deposit required by HUD in connection with the Security Instrument or HUD Regulatory Agreement, or the rents or other income from the property other than a claim against:

- i. Available surplus cash, if the Borrower is a for-profit entity;
- ii. Available distributions of surplus cash and residual receipts authorized for release by HUD, if the Borrower is a limited distribution entity; or
- iii. Available residual receipts authorized by HUD, if the Borrower is a non-profit entity.

(g) For so long as the Mortgage Loan is outstanding, Borrower and Town shall not further amend the Restrictive Covenants, with the exception of clerical errors or administrative correction of non-substantive matters, without HUD's prior written consent.

(h) Subject to the HUD Regulatory Agreement, the Town may require the Borrower to indemnify and hold the Town harmless from all loss, cost, damage and expense arising from any claim or proceeding instituted against Town relating to the subordination and covenants set forth in the Restrictive Covenants, provided, however, that Borrower's obligation to indemnify and hold the Town harmless shall be limited to available surplus cash and/or residual receipts of the Borrower.

14 of 27

SIGNATURE PAGE TO HUD RIDER
TO SPECIAL RESTRICTIONS FOR WORKFORCE RENTAL HOUSING

TOWN OF JACKSON, WYOMING:

By: _____
Pete Muldoon
Mayor

Attest:

Sandra P. Birdyshaw
Its: Town Clerk

STATE OF WYOMING)
) ss
COUNTY OF TETON)

On this __ day of _____, 2019, before me, the undersigned Notary Public, personally appeared Pete Muldoon for the Town of Jackson, a Municipal Corporation of the State of Wyoming, and known to me, or proven by satisfactory evidence, to be the Mayor of the Municipal Corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the Corporation, by authority of Statute, and on oath stated that such person is authorized to execute said instrument on behalf of the Municipal Corporation.

(seal)

Notary Public

INDEMNITY AGREEMENT

This Indemnity Agreement ("Agreement") is granted to be effective as of the ____ day of ____, 2019 by and between Sagebrush Investors, LLC, a Wyoming limited liability company ("Indemnitor" or "Sagebrush"), and the Town of Jackson, a Municipal Corporation of the State of Wyoming, ("Indemnitee" or "Town"), together (Parties").

Recitals

- A. Sagebrush owns the real property located at 550 West Broadway Avenue, Jackson, Wyoming 83001 (the "Property") more particularly described in the attached **Exhibit A**.
- B. A portion of the Property contains a 100-year Floodplain (The area subject to inundation from a flood having a one percent (1%) or greater chance of being equaled or exceeded in any given year. See 24 CFR §55.2(b)(9)) and a portion of the Property contains a Floodway (That portion of the floodplain which is effective in carrying flow, where the flood hazard is generally the greatest, and where water depths and velocities are the highest. See 24 CFR §55.2(b)(5)) area of Flat Creek as it runs through and adjacent to the Property.
- C. The Floodway is the active channel portion of a waterway and adjacent areas necessary to carry flood flow, which is a subset of the larger area that includes the 100-year Floodplain.
- D. Due to certain restrictions on financing for a development contemplated on the Property, more specifically, 24 CFR §221 subparts C and D known as HUD 221 (D)(4) Loans, Sagebrush cannot have both a Floodplain and Floodway on the Property.
- E. Sagebrush and the Town agree to create a new .23 acre parcel of land to be divided, or carved out, from the Property which would include the entire Floodway area of Flat Creek that currently exists on the Property (the ".23 acre Floodway").
- F. The .23 acre Floodway is more particularly described in the attached **Exhibit B** and graphically depicted in the attached **Exhibit C**.
- G. The process for approving the creation of the .23 acre Floodway is through Town LDR section 8.5.4: Exempt Land Division (i.e., transfers of land from private ownership to the Town are exempt from state subdivision standards).
- H. As consideration for the transfer from Sagebrush to the Town of the .23 acre Floodway, Sagebrush agrees to indemnify the Town for all third party liability related to the Town's ownership of the .23 Acre Floodway.
- I. The Town has agreed to accept the transfer of the .23 acre Floodway.

In consideration of the foregoing recitals, which are incorporated by reference, the Parties agree as follows:

1. **Indemnity.** Sagebrush agrees to indemnify, save and hold harmless the Town of Jackson from and against all liability, cause, claim, right of action, or damage made by any third party against the Town arising from and out of the Town's ownership of the .23 acre Floodway. This Indemnity shall include indemnification against property damage and flooding as well as the cost of all legal defense of any action that may arise from the Town's ownership of the .23 acre Floodway, specifically including a reasonable sum as and for attorney's fees.

2. **Representations and Warranties.** Sagebrush is a validly existing Wyoming limited liability company in good standing under the laws of the State of Wyoming. Sagebrush has the power to execute, deliver and perform this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. Sagebrush has executed this Agreement and it constitutes a legal, valid and binding obligation enforceable in accordance with its terms. The execution and delivery of this Indemnity does not violate any organizational document of Sagebrush or contravene any statute, law, rule or regulation. No consent or approval of any type is required of Sagebrush for the execution, delivery and performance of this Agreement or the legality, validity, binding effect or enforceability of this Agreement. Sagebrush has the absolute power and unrestricted right and authority to execute and deliver this Indemnity.
3. **Binding Effect.** The Indemnity contained in this Agreement shall be appurtenant to the .23 acre Floodway, shall be perpetual, so long as the .23 acre Floodway is owned by the Town, shall run with the land, shall burden the Property and benefit the .23 acre Floodway and be binding upon and inure to the benefit of Sagebrush and the Town, their heirs, successors and assigns.
4. **Governing Law & Venue.** This Agreement shall be construed, performed and enforced in accordance with, and governed by, the laws of the State of Wyoming and venue shall lie in Teton County, Wyoming.
5. **Recordation.** This Agreement shall be recorded in the land records of the Office of the Teton County Clerk.
6. **Severability.** This Agreement may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, but all such counterparts together shall constitute but one document.
7. **Entire Agreement.** This Agreement contains the entire agreement of the Parties on the subject matters dealt with herein and supersedes all prior and contemporaneous contracts and understandings of the Parties in connection herewith.
8. **Sovereign Immunity.** The Town does not waive its sovereign or governmental immunity by entering into this Agreement and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.

[remainder of page intentionally left blank – signature pages to follow]

INDEMNITOR

SAGEBRUSH INVESTORS, LLC
a Delaware limited liability company

By: Trident Partners, LLC
a Delaware limited liability company
Manager

By: _____
John P. Shelton, Jr.
Chief Executive Officer:

STATE OF _____)
) ss
COUNTY OF _____)

On this __ day of _____, 2019, before me, the undersigned Notary Public, personally appeared John P. Shelton, Jr., Chief Executive Officer of Trident Partners, LLC, as manager of Sagebrush Investors, LLC, and known to me, or proven by satisfactory evidence, to be the Chief Executive Officer of Trident Partners, LLC, which is the Manager of Sagebrush Investors, LLC that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

(seal) _____
Notary Public

INDEMNITEE
TOWN OF JACKSON

By: _____

Its: _____

Attest:

By: Sandra P. Birdyshaw

Its: Town Clerk

**EXHIBIT “A”
LEGAL DESCRIPTION
OF**

2.09 ac. Sagebrush Investors, LLC Parcel

A tract of land being identical to the Sagebrush Investors, LLC parcel as described in that Warranty Deed recorded as document no. 0941091 in the Office of the Clerk of Teton County, Wyoming and lying within the NW1/4NE1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the intersection of the north-south midsection line of said Section 33 with the southerly right-of-way line of U.S. Highway 26/89/189/191, being marked by a 2-1/2" iron pipe with brass cap inscribed "RLS 164";

thence on said southerly right-of-way N46°28'46"E a distance of 200.28 feet to a reinforcing steel bar with aluminum cap inscribed "PLS 3831";

thence continuing on said right-of-way N46°28'46"E a distance of 202.10 feet to reinforcing steel bar with aluminum cap inscribed "PLS 3831";

thence continuing on said right-of-way N46°28'46"E a distance of 18.51 feet to the westerly boundary of floodway as determined by FEMA according to the LOMR effective March 8, 2018 identified as Regulatory Floodway on FEMA map Number 56039C2907D;

thence continuing on said right-of-way N46°28'46"E a distance of 11.77 feet to the center of the channel of Flat Creek;

thence on the easterly boundary of said parcel and said center of channel, the following 8 courses:

S10°45'04"E a distance of 52.39 feet;

thence S20°53'49"E a distance of 40.00 feet;

thence S31°36'34"E a distance of 82.50 feet;

thence S21°06'34"E a distance of 45.10 feet;

thence S00°51'56"W a distance of 43.10 feet;

thence S17°36'26"W a distance of 46.70 feet;

thence S28°36'26"W a distance of 67.10 feet;

thence S24°20'56"W a distance of 38.78 feet to the intersection with the easterly prolongation of a north line of Lot 1 of the Stone Addition to the Town of Jackson, Plat No. 818 as recorded in said Office of Teton County Clerk;

thence on said easterly prolongation, N89°07'32"W a distance of 26.10 feet to a T-stake with 1" chromed cap inscribed "PE & LS 2612";

thence continuing on said easterly prolongation, N89°07'32"W a distance of 41.72 feet to the westerly boundary of floodway as determined by FEMA according to the LOMR effective March 8, 2018 identified as Regulatory Floodway on FEMA map Number 56039C2907D;

thence continuing on said easterly prolongation, N89°07'32"W a distance of 90.08 feet to the most easterly corner of said Lot 1, to a reinforcing steel bar with aluminum cap inscribed "PE & LS 2612";

thence on the northerly boundary of said Lot 1, N89°07'32"W a distance of 50.67 feet to a 2-1/2" iron pipe with brass cap inscribed "RLS 164";

thence continuing N89°07'32"W a distance of 126.32 feet to a T-stake with 1" chromed cap inscribed "PE & LS 2612" on said north-south midsection line;

thence on said midsection line N00°20'51"E a distance of 79.98 feet to the POINT OF BEGINNING.
Said tract encompasses 80,867 square feet or 1.86 acres, more or less.

The basis of bearings for this description is N89°07'32"W along the south line of said Sagebrush Investors, LLC parcel.

JORGENSEN ASSOCIATES, P.C.

Prepared May 13, 2019

H:\2006\06141\Survdata\2017Survey\Docs\Descriptions\New Property Boundaries\06141_Total_Sagebrush_Parcel_Description.docx

**EXHIBIT “ B “
LEGAL DESCRIPTION
OF
TRACT B
0.23 AC. FLOODWAY PARCEL**

A tract of land being a portion of the Sagebrush Investors, LLC parcel as described in that Warranty Deed recorded as document no. 0941091 in the Office of the Clerk of Teton County, Wyoming and lying within the NW1/4NE1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the most northerly corner of said parcel, being also the center of the channel of Flat Creek;

thence on the easterly boundary of said parcel and said center of channel, the following 8 courses:

S10°45'04"E a distance of 52.39 feet;

thence S20°53'49"E a distance of 40.00 feet;

thence S31°36'34"E a distance of 82.50 feet;

thence S21°06'34"E a distance of 45.10 feet;

thence S00°51'56"W a distance of 43.10 feet;

thence S17°36'26"W a distance of 46.70 feet;

thence S28°36'26"W a distance of 67.10 feet;

thence S24°20'56"W a distance of 38.78 feet to the intersection with the easterly prolongation of a north line of Lot 1 of the Stone Addition to the Town of Jackson, Plat No. 818 as recorded in said Office of Teton County Clerk;

thence on said easterly prolongation, N89°07'32"W a distance of 26.10 feet to a T-stake with 1" chromed cap inscribed "PE & LS 2612";

thence continuing on said easterly prolongation, N89°07'32"W a distance of 41.72 feet to the westerly boundary of floodway as determined by FEMA according to the LOMR effective March 8, 2018 identified as Regulatory Floodway on FEMA map Number 56039C2907D;

thence on said westerly boundary the following courses:

N32°09'39"E a distance of 33.43 feet;

thence N76°15'59"E a distance of 34.71 feet;

thence N35°20'06"E a distance of 48.34 feet;

thence N21°51'12"E a distance of 60.72 feet;

thence N15°52'25"E a distance of 35.07 feet;

thence N20°54'53"W a distance of 46.56 feet;

thence N34°32'51"W a distance of 47.68 feet;

thence N18°59'56"W a distance of 52.48 feet;

thence N05°28'20"W a distance of 36.56 feet;

thence N12°40'56"W a distance of 40.03 feet to the intersection with the southerly right-of-way boundary of U.S. Highway 26/89/189/191;

thence on said southerly right-of-way N46°28'46"E a distance of 11.77 feet to the POINT OF BEGINNING.

Said tract encompasses 10,070 square feet or 0.23 acres, more or less.

The basis of bearings for this description is N89°07'32"W on the south line of said Sagebrush Investors, LLC parcel.

JORGENSEN ASSOCIATES, P.C.

Prepared April 30, 2019

H:\2006\06141\Survdata\2017Survey\Docs\Descriptions\New Property Boundaries\06141_Tract A_Description.docx

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°40'56"W	40.03
L2	N05°28'20"W	36.56
L3	N18°59'56"W	52.48
L4	N34°32'51"W	47.68
L5	N20°54'53"W	46.56
L6	N15°52'25"E	35.07
L7	N21°51'12"E	60.72
L8	N35°20'06"E	48.34
L9	N76°15'59"E	34.71
L10	N32°09'39"E	33.43
L11	S24°20'56"W	38.78
L12	S28°36'26"W	67.10
L13	S17°36'26"W	46.70
L14	S00°51'56"W	43.10
L15	S21°06'34"E	45.10
L16	S31°36'34"E	82.50
L17	S20°53'49"E	40.00
L18	S10°45'04"E	52.39

- - - - - sectional subdivision line
 ————— boundary, subject property
 ————— boundary, adjoining property
 - - - - - boundary/area, Regulatory Floodway FEMA LOMR effective March 8, 2018

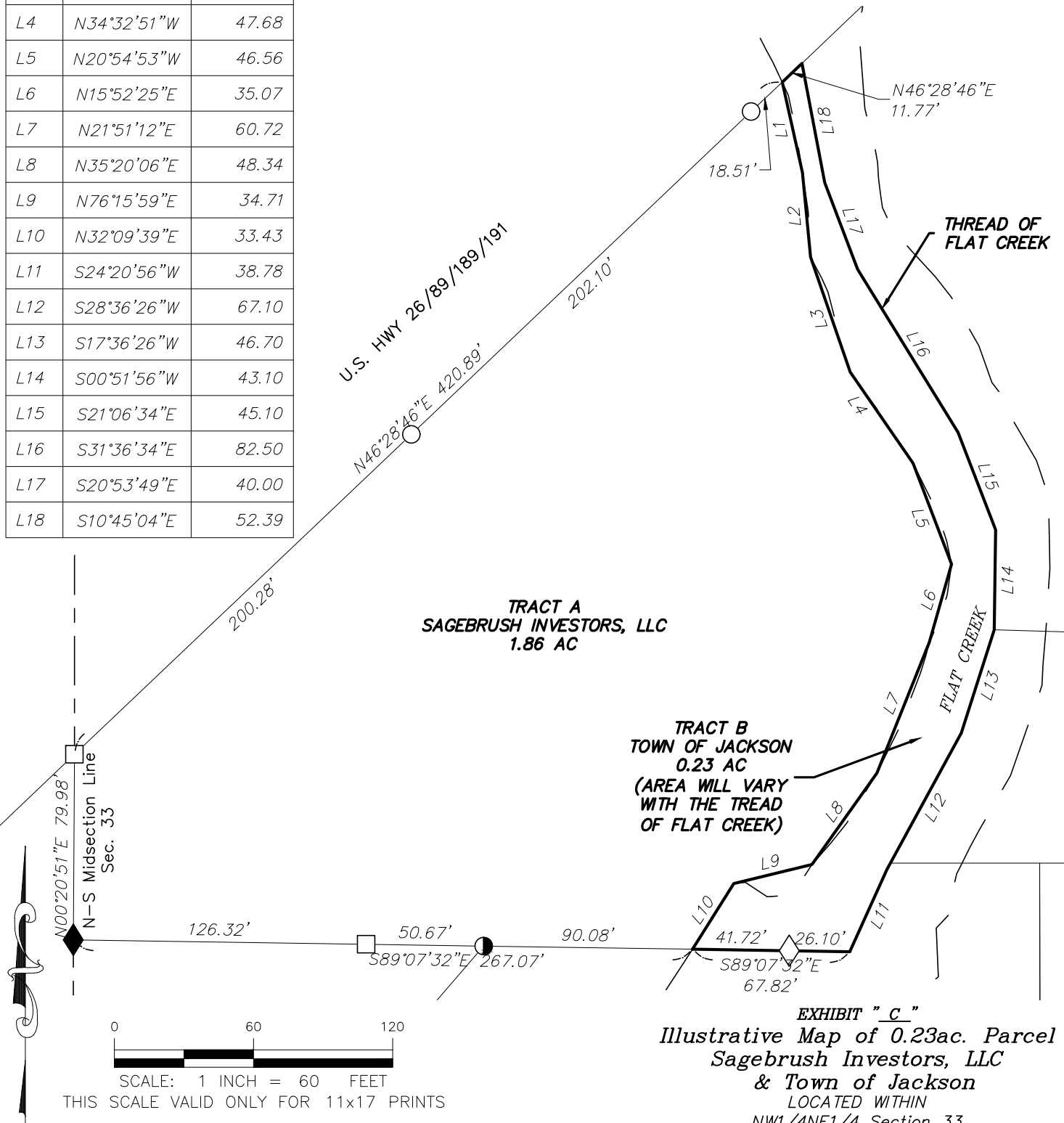


EXHIBIT "C"
Illustrative Map of 0.23ac. Parcel
Sagebrush Investors, LLC
& Town of Jackson
 LOCATED WITHIN
 NW1/4NE1/4 Section 33
 Township 41 North, Range 116 West, 6th P.M.
 Town of Jackson
 Teton County, Wyoming



JORGENSEN
 JACKSON, WYOMING 307.733.5150
 www.jorgeng.com

PREPARED BY: TA

MAP PREPARED: 07/13/2019

PROJECT NUMBER: 06141

PLANNING

Project Number P19-065
Project Name Minor Deviation - Sagebrush Apts. revision to deed
Type MINOR RESTRICTION
Subtype STAFF REVIEW
Status STAFF REVIEW
Applied 4/1/2019
Approved
Closed
Expired
Status

Applicant Navigate
Owner SAGEBRUSH INVESTORS, LLC

Site Address 550 W BROADWAY AVENUE
City JACKSON
State WY
Zip 83001

Subdivision
Parcel No 22411633100015
General Plan

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Joint Housing Dept Stacy Stoker The applicant states that subordination language was added to the Form Special Restriction for Workforce Housing in November 2018 and that this additional language threatened Sagebrush's access to the 221(d)(4) funding. The applicant asks that the Town approve the HUD Rider to the Special Restrictions for Rental Workforce Housing. This document makes the deed restriction subordinate to the mortgage loan and in the event of foreclosure the deed restrictions will terminate.		4/9/2019	4/10/2019		

The applicant states that "all of the deed restrictions and ground leases recorded on existing workforce housing program units have deed restriction clauses or riders that subordinate the restrictive covenants (deed restrictions) in the event of foreclosure, provide notice of default and an option to cure. This is not a new concept" This statement is not true. Ownership units do have this provision but are easily purchased and resold. Rental units do not have this provision. There are approximately 400 rental units that have restrictions without this provision. The concept that is new is a 90-unit apartment complex with 1/3 of the units restricted as Workforce rentals. These are the same as market rentals other than the requirement that they be rented to households working in Teton County. There are no income limits or rent restrictions. They are not at all like other low-income rentals either locally or nationally.

The applicant states that "foreclosure is unlikely given Sagebrush's cash investment in the acquisition and the large equity requirement being made on the loan, the extremely high demand for rental workforce housing due to the prevalent and worsening housing shortage."

Key Issue: Does the Housing Authority want to assume the loan and eventually own the project in the event of foreclosure?

Staff requested more information about the investor equity in the project and at the time these comments were due, had not received that information. The applicant does state that with aside agreement with Love Funding, the Town and/or Housing Authority could assume the existing debt on the project, secure alternative funding and eventually own the entire project. Without knowing what the loan amount is, it's hard for staff to fully determine the financial implications of a potential foreclosure.

Staff recommends that the Housing Authority receive approval from HUD to assume the debt, but that there should be no requirement that the Housing Authority assume the debt. In the event of foreclosure, a decision can be made based on the financial implications at the time of foreclosure, as to whether the Housing Authority chooses to assume the debt and pursues ownership of the property.

Key Issue: What is the risk of foreclosure on the project vs. reward of gaining 90 rental units?

The Workforce Rental program is the least restrictive rental program. It requires that the occupants earn 75% of their income from a local business and work full-time. There are no rent caps and staff expects the units to serve a similar demographic to the market units, at least in the near-term. Should the project be lost in foreclosure and all restrictions stripped, staff believes the rentals are likely to still primarily serve the workforce, at least initially. Over the longer-term it is likely that at least some units will serve non-working households. But, given the reduced requirements of the Workforce Rental Program and the demographic that is most likely to be served, staff believes the addition of 90 rental units outweighs the risk of potentially losing 32 Workforce Rental units to foreclosure.

Suggested conditions of approval (in addition to all conditions suggested by Town Legal):

- Provide staff with loan amount and equity investment in the project.
- Provide staff with all mortgage documents at least 48-hours prior to closing on the loan.
- The Housing Authority must be pre-approved by HUD to assume the debt.

Project Reviews

Report By: Tiffany Stolte

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Legal A Cohen-Davis (4/11/2019 8:54 AM STOL) HUD Rider for HUD Insured Financing:	APPROVED W/COND	4/9/2019	4/10/2019	4/11/2019	

Per the Sagebrush application, the Town does need assurances in order to protect the 32 deed restricted units governed by the Town/County Housing Program rules and regulations and program that are a part of the multi-family 90-unit apartment building. As of now, we have no assurances from HUD regarding many issues Town staff has discussed with the applicant.

Conditions of approval, assuming the Town Council is amendable to the rider and the potential outcome of the Jackson/Teton County Housing Authority eventually owning the entire project or curing default are:

HUD Rider for HUD Insured Financing:

1. A side agreement, subject to approval by the Town Attorney and Staff, as mentioned in the Sagebrush application providing the Town with immediate notice of delinquency and default under the loan, the option to cure within a specified period of time and an extended period during which HUD would agree to hold the loan prior to assigning the defaulted loan to HUD. The side agreement must be signed by and enforceable against the lender (and any successor) and HUD.
 - a. A letter from HUD must confirm the extended period of time it will provide for the Town to secure alternative financing and/or pre-authorization of the Jackson/Teton County Housing Authority as a qualified entity for HUD financing if exercise right to assume debt of Love Lending.
 - b. The side agreement also needs explicitly state that the Jackson/Teton County Housing Authority has the right to assume the debt of Love Lending in the event of default.
 - c. The side agreement also needs to state that neither the rider nor the agreement adversely affects the Town's rights to regulate zoning or enforce this property under the Land Development Regulations.
2. Loan details must be provided to the Town in order for the Town Council to make its decision, e.g. the dollar value and term of the loan, and loan to value ration so the Town can assess its risk if agree to rider and side agreement.

Floodway/Floodplain:

1. Applicant must provide HUD guideline so staff can review.
2. Applicant must provide information from HUD as to why HUD requires removal of the Floodway from the property in order for Sagebrush to get financing for development in the Floodplain.
3. Why is risk/liability being shifted from Sagebrush to the Town?
4. Is Sagebrush willing to indemnify and hold harmless the town for any flooding that may occur as a result of assumption of Flat Creek/Floodway."

Planning Paul Anthony (4/11/2019 10:59 AM PA) Please see Staff Report for this item.	4/9/2019	4/10/2019		
Public Works Brian Lenz	4/9/2019	4/10/2019	4/10/2019	See Comments

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(4/10/2019 2:59 PM BTL)					
Minor Deviation – Reviewed with Comments					
P19-065					
ADDRESS: 550 W. Broadway					
OWNER: Sagebrush Investors LLC					
APPLICANT: Navigate, Christine Walker					
April 10, 2019					
Brian Lenz, 733-3079					
DATE OF SUBMITTAL: April 2, 2019					
DATE OF MATERIALS: Letter, April 1, 2019; Maps, March 27, 2019 and December 8, 2017					
REVISION NO.: 00					

The engineering division has reviewed your application for a MINOR DEVIATION to Development Option Plan P17-244 submitted on and with application materials as dated above.

COMMENTS ON THE MINOR DEVIATION

The following comments are being provided on the application and are not expected to be addressed in writing before the council meeting but should be addressed prior to any further discussion regarding the transfer of the property.

1. The bearings and distances shown for the eastern boundary of the property shown on the Floodplain Development Permit map do not correspond with those shown on the exhibit map. Both boundaries should be reviewed and clarified as to which boundary is correct.
 - a. Provide exhibits with the correct boundary.
2. In general, the proposed lot for transfer follows or is coincident with the recorded floodway.
 - a. Given the nature of floodway determination, explain why a buffer to the floodway is not necessary.
 - b. Provide a statement that future changes in the floodway will not impact future financing.
3. The Town of Jackson has a sewer trunk line located in the bank of Flat Creek along this section of Flat Creek and it is located within a 20-foot wide easement. The easement does not extend to the creek in all areas that would leave a small section of land between the transfer parcel and the easement. Staff recommends adjusting the transfer parcel to meet the edge of the easement or preferably include the sewer easement. Including the sewer easement may have development plan impacts that would need to be considered.
4. In a September 13, 2017 email from Christine Walker to Larry Pardee she states, “that John Shelton and Joe Rice, the Sagebrush developers, are willing to consider applying the original \$20,000 offer to upgrade the sewer line on-site toward the design of a sewer line realignment along West Broadway. This monetary commitment would be tied to a time commitment on behalf of the city to complete the realignment within 5 years.”
 - a. Provide confirmation that this offer is still legitimate.
 - b. If approved, this agreement shall be formalized in a written agreement and or escrow account as determined by the Town Attorney.
5. Provide an exhibit showing the existing sewer easement and line relative to the proposed transfer lot.
6. Provide an exhibit or include an exhibit that shows the special flood hazard AE area in addition to the floodway with the proposed transfer lot.
7. Provide an exhibit and discussion as to what degree the lot transfer includes the existing bank and access to the creek, specifically, would residents of the development be accessing the creek via the town owned transfer lot or the development.
8. Developer should consult with the Flat Creek Watershed ISD and confirm that this is not an area of winter flooding concern.
9. The town currently owns other sections of the creek that are similar to this section of Flat Creek, including the section of creek directly downstream of this parcel.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: MAY 15, 2019
MEETING DATE: MAY 20, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: PAUL ANTHONY

SUBJECT: **ITEM P19-065; P19-102:** SAGEBRUSH APARTMENTS REQUEST FOR MINOR DEVIATION TO ADD HUD RIDER TO AMEND HOUSING RENTAL DEED RESTRICTION AND TRANSFER FLAT CREEK FLOODWAY PARCEL TO TOWN

APPLICANT: CHRISTINE WALKER

OWNER: SAGEBRUSH INVESTORS

REQUESTED ACTION

The purpose is for Council to give final approval to the following two documents related to requested changes to the approved 90-unit Sagebrush Apartment project (PUD P17-244):

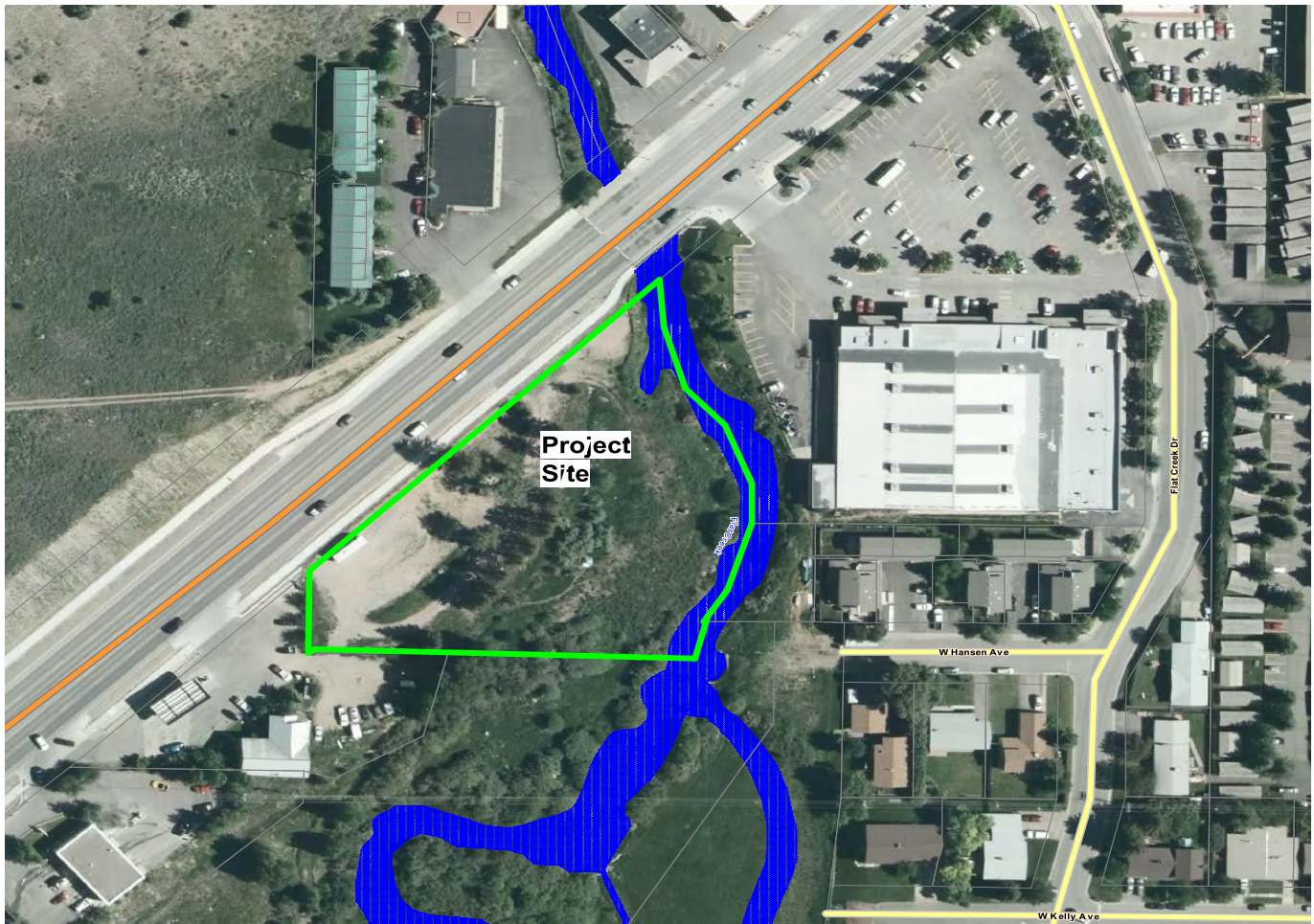
1. A **HUD Rider** to the Special Restriction for Workforce Rental Housing to subordinate the deed restriction to the mortgage (P19-065), and
2. An **Indemnity Agreement** to limit the Town's liability related to the Town's future acceptance of ownership of a new .23-acre floodway parcel along Flat Creek to be divided from the existing Sagebrush Apartment property (P19-102).

APPLICABLE REGULATIONS

Section 8.2.13.B.2 Minor Deviations

LOCATION

The property is located at 550 West Broadway, legally known as Part of the NW1/4NE1/4 Section 33, Township 41, Range 116. An aerial photo and zoning map are shown below:



BACKGROUND/PROJECT DESCRIPTION

On May 6, 2019, the Town Council conceptually approved the applicant's requests to 1) add a HUD Rider to the Special Restriction for Workforce Rental Housing to subordinate the deed restriction to the mortgage, and 2) to draft an indemnity agreement to protect the Town from liability if the Town were to accept the .23-acre floodway parcel divided from the main Sagebrush Apartment property. In both cases, the Council directed the applicant to work with staff to address any outstanding concerns of the staff and/or Council.

In response, the Town Planning staff, Town Attorney, and Housing Department Director have worked with the applicant to finalize the versions of the documents provided in the Council's packet related to the HUD Rider and indemnity agreement. Staff requests that the Council approve these two documents (see attached) which will allow the applicant to move forward with related and additional items.

One important item that still needs to be completed is the "Tri-Party Agreement" between the Town, Sagebrush Investors, and Love Lending that will clarify the roles, responsibilities, and liabilities (timelines, cure periods, impact on deed restrictions, etc.) of each party in the event of a default on the mortgage by Sagebrush Investors. This issue was discussed at some length at the previous Council meeting. The applicant is working with the Town Attorney and Housing Director to finalize the terms of this agreement. Once staff is satisfied with the terms, we will present the Tri-Party Agreement to the Council for its approval at a public meeting.

In addition, as a reminder, if the Council approves the floodway parcel indemnity agreement, the applicant will still need to submit an Exempt Land Division application to the Town to formalize the transfer of the 23-

acre floodway parcel to the Town. The Planning Director is the final decision maker on this application but the approval will also require the Mayor's signature.

PLANNING COMMISSION

Not Applicable.

ATTACHMENTS

Applicant Submittal [no change from before]
HUD Rider to the Special Restriction for Workforce Rental Housing
Indemnity Agreement for the .23-acre floodway parcel
Department Reviews [no change from before]

PUBLIC COMMENT

None.

FISCAL IMPACT

There are potential fiscal impacts related to both items. If the Housing Authority assumes the loan in the event of a default then the fiscal impact could be considerable, however, it is expected that the forthcoming Tri-Party Agreement will clarify and limit liability to the Town to an acceptable level. Regarding the floodway parcel transfer, it is assumed that the proposed Indemnity Agreement in this packet clarifies and limits liability to the Town to an acceptable level. But, in both cases, the ability to quantify the risk is difficult.

STAFF IMPACT

There will be no significant impact to staff resources if the proposed project is approved.

LEGAL REVIEW

Review of the two requested items is complete but discussion with applicant is ongoing on other related matters.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

Staff has no formal recommendation on either item.

SUGGESTED MOTIONS

Item A (HUD Rider): I move to approve the applicant's request (P19-065) to accept the submitted HUD Rider to the Special Restriction for Workforce Rental Housing, as reviewed and approved by the Town Attorney and Housing Director.

Item B (Floodway Parcel Transfer): I move to approve the submitted Indemnity Agreement between the Town of Jackson and Sagebrush Investors (P19-102) related to the Town's future acceptance of ownership of

the .23-acre Flat Creek floodway parcel to be transferred from the existing Sagebrush Apartment property to the Town, as reviewed and approved by the Town Attorney.

NAVIGATE

WORKFORCE HOUSING SOLUTIONS

April 1, 2019

Town of Jackson Planning Department
Paul Anthony, Principal Planner
P.O. Box 1687
Jackson, WY 83001

**RE: Sagebrush Apartments
HUD insured financing**

Dear Paul Anthony,

Thank you for scheduling a workshop with the Town Council to discuss two items that are impacting the ability to secure HUD insured construction and long-term debt financing for the Sagebrush Apartments project.

We are asking the Town of Jackson to consider the following:

1. Accept the HUD Rider to Special Restrictions for Workforce Rental Housing with conditions; and
2. Agree to the creation of a new parcel owned by the Town of Jackson that contains the Floodway, which is currently a part of the Sagebrush Apartments parcel.

These two requests are to enable the use of HUD Section 221(D)(4) mortgage insurance, which is a federal incentive program to facilitate the new construction of multifamily rental housing for moderate-income families. This federally insured mortgage program is key to enabling the development of Sagebrush Apartments, a 90-unit apartment building designed to house working residents and meaningfully address the critical shortage of rental housing in Jackson.

Our team appreciates the time that town and housing department staff have dedicated to helping move the Sagebrush Apartments project forward. Please contact me with any questions.

Sincerely,



Christine Walker
Navigate, LLC

Attachments: Sagebrush Apartments – Narrative, Town Council Workshop 4/15/19
HUD Rider to Special Restriction for Workforce Housing
Floodplain Development Permit – Site Plan
Sagebrush Apartments Parcel Transfer Exhibit

Sagebrush Apartments - Narrative

Town Council Workshop 4/15/19

Sagebrush Apartments Background

Sagebrush Apartments is a private sector response to the critical shortage of rental housing for local workers in Jackson. The town approved project contains 90 rental units, all of which are designed for occupancy by employees working in the town or county. Over a third of the units will also have a deed restriction that limits occupancy to qualified households, that among other things, requires at least one member of the household to work a specified number of hours for a local business. In addition, none of the units are allowed to be leased short-term or rented for less than 30 days.

The process to develop the first moderately sized, rental apartment building in over 25 years that is financially viable without public funding or the incorporation of high-end market units has been a multi-year process that has required overcoming several regulatory and financing barriers.

Throughout this process our team has worked closely with the town staff (planning, legal, public works, administration and housing) to help identify and reduce barriers to the development of multifamily units, which the Jackson/Teton County Comprehensive Plan identifies as a desired housing type to help meet the community's housing goal because it is more affordable for the local workforce than other housing options (Policy 5.2.a.).

In order to design and obtain the rights to build an apartment building for the local workforce without public funding, our team utilized existing land development regulation (LDR) incentives and obtained two LDR text amendments to reduce barriers to the construction of rental workforce housing.

Over the last year, our team has been working diligently to meet conditions of approval, obtain building permits, and secure HUD insured financing. We have addressed the bulk of the challenges and are on the verge of another construction season. However, we have two barriers related to securing HUD insured construction and long-term debt financing:

- HUD Rider to Special Restriction for Rental Workforce Housing
- Floodway on the parcel

We are seeking assistance from the Town of Jackson to address these challenges and enable construction to start on Sagebrush Apartments this spring. The specifics of our request are explained below with supporting documents attached. It should be noted that the below requests would come at no costs to the Town and are in accordance with Town development regulations.

HUD Insured Financing

A key aspect of making Sagebrush Apartments financially viable and keeping rental rates low is lowering the cost of long-term debt. The Sagebrush team is relying on a federal incentive that is offered through the Department of Housing and Urban Development (HUD) to facilitate the new

construction of multifamily rental housing for moderate-income families. This is called the HUD Section 221(d)(4) Multifamily Loan Program. This federal loan insurance program is designed to attract and encourage developers to build apartments by offering favorable loan terms to projects that meet strict and comprehensive eligibility criteria and is accessed through HUD qualified lenders.

The Sagebrush Team is using Love Funding, a leading HUD lender, to access this federal incentive program that offers the following terms compared to non-federally insured loan programs:

- Higher loan to value so a lower equity level is needed
- Lower interest rate
- Nonrecourse debt
- Longer term (40 years fully amortized plus construction period)
- Combined construction and permanent financing with interest rate lock at time of construction

HUD Rider to the Special Restriction for Rental Workforce Housing

In November of 2018, subordination language was added to the Form Special Restriction for Workforce Housing. This threatened Sagebrush's access to the HUD insured mortgage program through Love Funding. As a result, the HUD Rider to the Special Restriction for Rental Workforce Housing became a requirement and is now requested to be approved by the Town of Jackson, see attached HUD Rider. This document essentially makes the deed restriction subordinate to the mortgage loan and in the unlikely event of foreclosure the deed restriction terminates.

Although foreclosure is unlikely given Sagebrush's cash investment in the acquisition and the large equity requirement being made on the loan, the extremely high demand for rental workforce housing due to the prevalent and worsening housing shortage. Further, the Sagebrush team is a highly qualified, experienced, well-capitalized and qualified builder of national projects which has never defaulted on a loan obligation. The Sagebrush team and Love Funding understand the Town of Jackson's need to protect its interests without increasing the barriers to developing multifamily housing. Therefore, Love Funding has agreed to execute a side agreement to provide the Town of Jackson notice of delinquency and default under the loan, the option to cure, and an extended period during which HUD would agree to hold the loan prior to assigning the defaulted loan to HUD.

A more conventional funding option would also require loan subordination and would simply increase the long-term cost of construction and long-term debt, making the project less viable while creating an additional barrier to developing multifamily projects to help address the workforce housing challenge.

In addition, all of the deed restrictions and ground leases recorded on existing workforce housing program units have deed restriction clauses or riders that subordinate the restrictive covenants (deed restrictions) in the event of foreclosure, provide notice of default and an option to cure. This is not a new concept and has been in practice since the affordable housing program was established to facilitate financing while protecting the interests of the town and county.

Our team has had several discussions with housing department staff and town legal staff to discuss how to best protect the Town's interest while meeting the HUD guidelines. This proposal

was also presented to the Housing Supply Board at its March meeting. What the side agreement with Love Funding does is provide the Town with an opportunity, in the event of default, to assume the existing debt on the project, secure alternative funding and eventually own the entire project.

The Sagebrush team requests that the Town Council accept the HUD Rider with the condition that Love Funding agrees to provide to the Town of Jackson in a form that is approved by town staff notice of delinquency and default under the loan, the option to cure, and an extended period during which HUD would agree to hold the loan prior to assigning the defaulted loan to HUD.

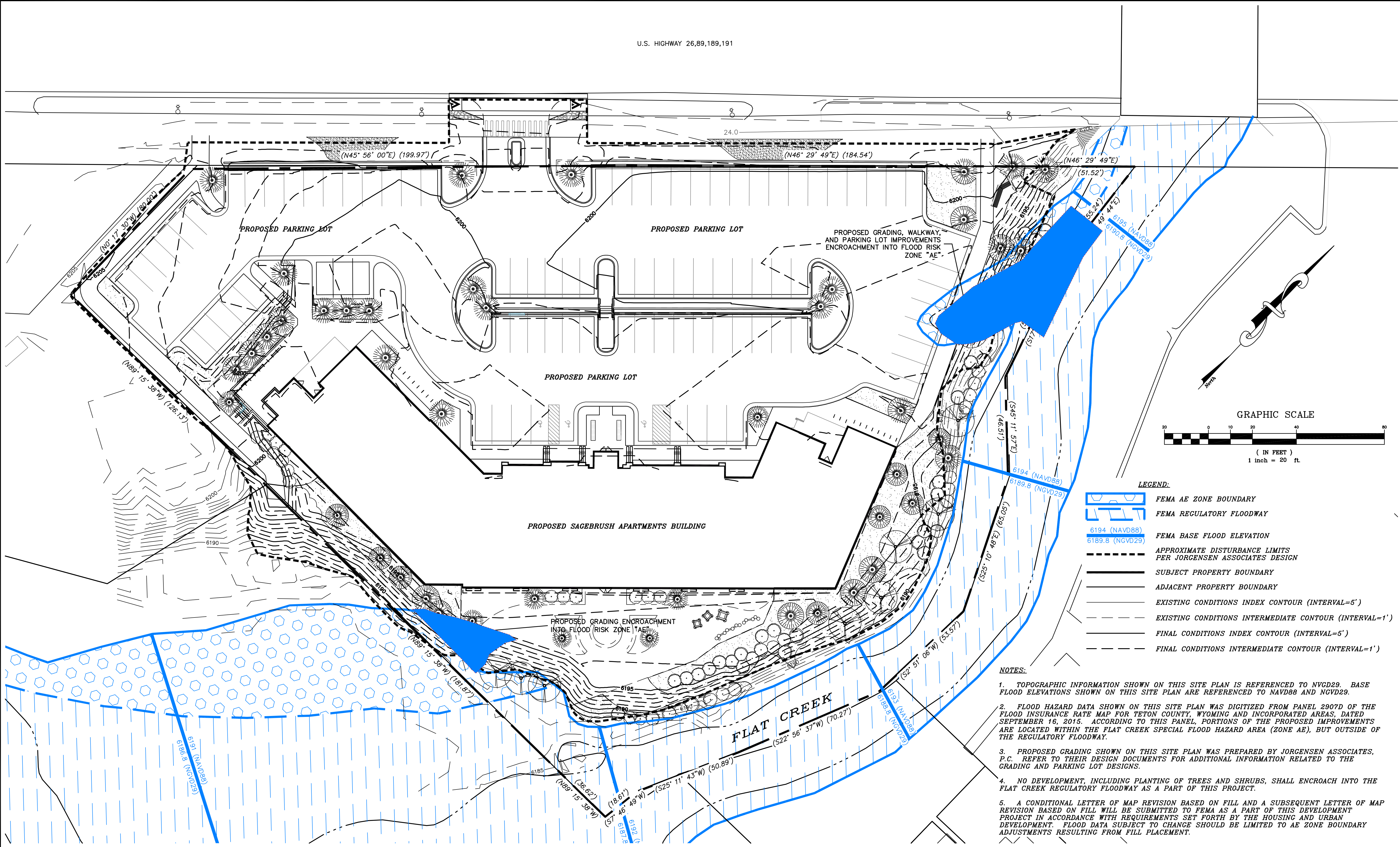
Floodway/Floodplain

The Sagebrush parcel is located adjacent to Flat Creek and has two small areas of 100-year floodplain on the northeast and southwest portions of the site, shown in blue on the attached Floodplain Development Permit – Site Plan. In order to access the HUD insured mortgage program and develop in the 100-year floodplain, a CLOMR-F (Conditional Letter of Map Revision – Fill) was accepted and approved by FEMA for the proposed minor disturbance in the Floodplain. We were informed by Love Funding, who was informed by HUD that this action would be acceptable. However, in late December 2018 we learned that there was another, separate HUD guideline that requires the removal of the Floodway from the property to develop in the Floodplain.

The Sagebrush team discussed several options to address this Floodway issue with town staff, and the resulting preferred option is to use Section 8.5.4.D of the land development regulations (LDR) to create a new parcel running along Flat Creek that contains the Floodway and transfer this new parcel to the Town of Jackson, see attached Sagebrush Apartments Parcel Transfer Exhibit Map. The creation of this small parcel in the Town LDR is an exemption from the subdivision standards as allowed by Wyo. Stat. § 18-5-303 and requires an application that would need to provide a completed map of survey and signed certificates of acknowledgement per Sec. 8.5.4.D as part of that submittal package.

The Floodway is not in the developable footprint and its removal will have no impact on the project scope, such as number of units approved by the Town. The distinct new parcel addresses the Floodplain issue and allows for the conveyance of the Floodway to the Town and equal amount of square footage to be reincorporated into the Sagebrush Planned Unit Development (PUD) through a Minor Deviation process so that the PUD's site area could stay the same and not impact the FAR, LSR, etc.

The Sagebrush Team requests that the Town Council approve the transfer of land from Sagebrush Apartments to the Town of Jackson that runs along Flat Creek containing the Floodway and shown on the "Sagebrush Apartments Parcel Transfer Exhibit", conditioned upon meeting the criteria established in Section 8.5.4.D of the Land Development Regulations.



REVISIONS			
NO.1	Revised disturbance limits to avoid floodway encroachment near BFE = 6192	DKS	4-11-18



Morrison Maierle
engineers • surveyors • planners • scientists

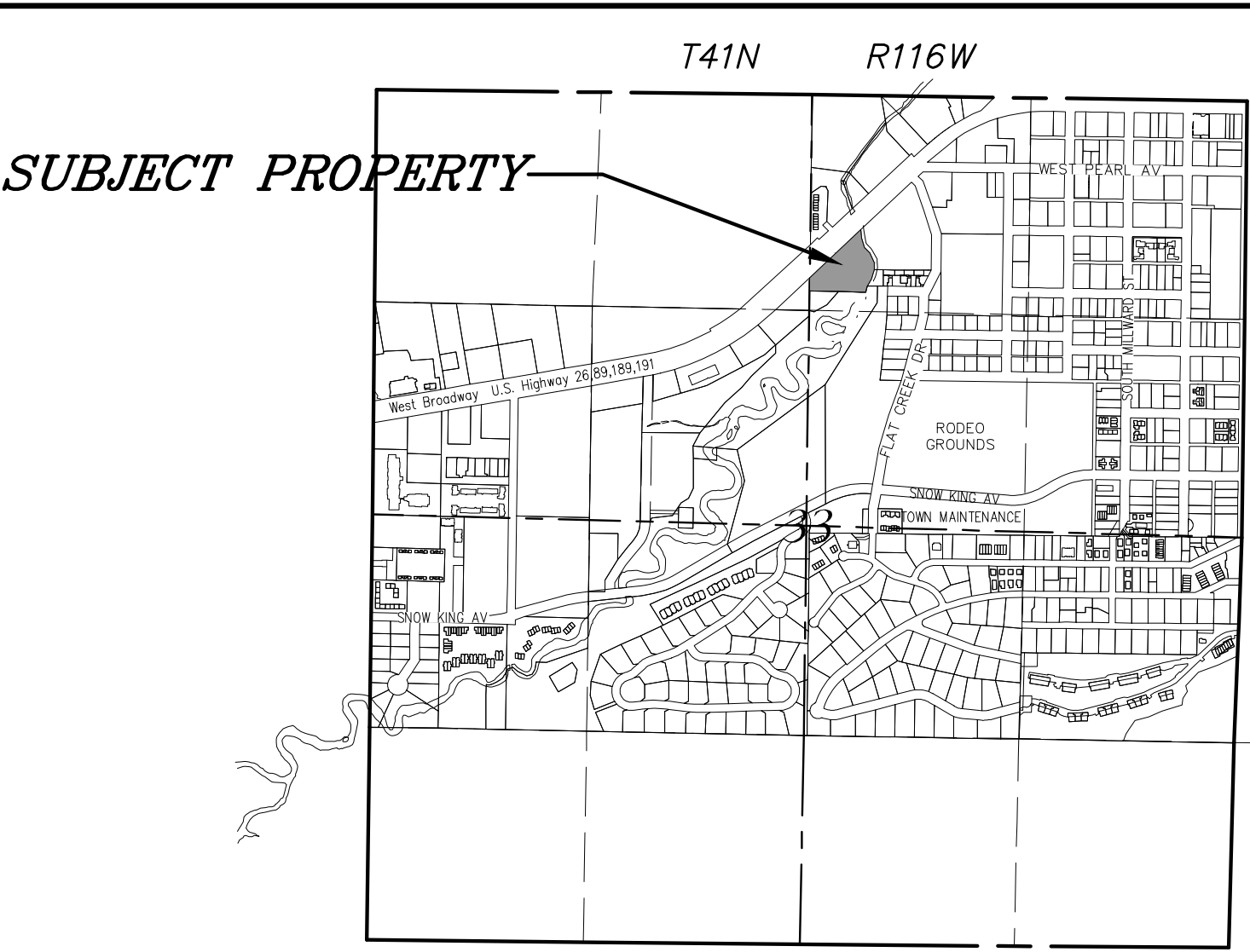
690 S. Hwy 89, Suite 200
Jackson, WY 83001
307.739.0500
www.m-m.net

Professional Engineer
6552
Date April 11, 2018
WYOMING

DRAWN BY: DKS
DSGN BY: -
APPR BY: DKS
DATE: 12/8/17
Q.C. REVIEW BY: -
DATE: -

JACKSON	WYOMING
SAGEBRUSH APARTMENTS	
FLOODPLAIN DEVELOPMENT PERMIT - SITE PLAN	

PROJECT NUMBER 6096.001
SHEET NUMBER 1
DRAWING NUMBER 1



VICINITY MAP
SCALE 1"=1000'

LEGEND

- iron pipe with 3-1/4" diameter brass cap inscribed "RLS 164"
- reinforcing steel bar with 2" diameter aluminum cap inscribed "PLS 3831"
- reinforcing steel bar with 2" diameter aluminum cap inscribed "PE & LS 2612"
- ◆ T-stake with chromed cap inscribed "PE & LS 2612"
- ◇ T-stake with chromed cap inscribed "RLS 164"
- - - sectional subdivision line
- boundary, subject property
- boundary/are, proposed property division to Town of Jackson
- boundary, adjoining property
- boundary/area, Regulatory Floodway FEMA LOMR effective March 8, 2018

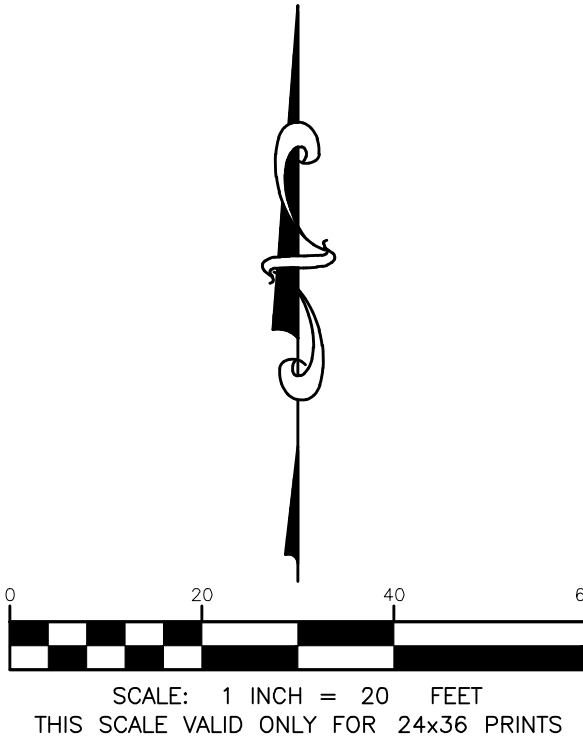


EXHIBIT
MAP
Sagebrush Investors, LLC
and
Town of Jackson

LOCATED WITHIN
NW1/4NE1/4 Section 33
Township 41 North, Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

HUD RIDER TO SPECIAL RESTRICTIONS FOR WORKFORCE RENTAL HOUSING

This RIDER TO SPECIAL RESTRICTIONS FOR WORKFORCE RENTAL HOUSING is made as of _____, 2019, by SAGEBRUSH INVESTORS, LLC (“Borrower”) and TOWN OF JACKSON WYOMING (“Town”).

WHEREAS, Borrower has obtained financing from Love Funding Corporation (“Lender”) for the benefit of the project known as Sagebrush Apartments, HUD Project No. 109-35099 (“Project”), which loan is secured by a Multifamily Mortgage, Assignment of Leases and Rents and Security Agreement (“Security Instrument”) dated as of _____, 2019 and to be recorded in the land records Teton County, Wyoming (“Records”), and is insured by the United States Department of Housing and Urban Development (“HUD”);

WHEREAS, Borrower has received a density bonus from the Town, which Town is requiring certain restrictions be recorded against the Project; and

WHEREAS Borrower and the Town are entering into that certain Special Restrictions for Workforce Rental Housing (“Restrictive Covenants”) with respect to the Project, as more particularly described in Exhibit A attached to the Restrictive Covenants, dated as of _____, 2019 and to be recorded in the Records and to which this Rider is attached and made a part of;

WHEREAS, HUD requires as a condition of its insuring Lender’s financing to the Project, that the lien and covenants of the Restrictive Covenants be subordinated to the lien, covenants, and enforcement of the Security Instrument; and

WHEREAS, the Town has agreed to subordinate the Restrictive Covenants to the lien of the Mortgage Loan in accordance with the terms of this Rider.

NOW, THEREFORE, in consideration of the foregoing and for other consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

(a) In the event of any conflict between any provision contained elsewhere in the Restrictive Covenants and any provision contained in this Rider, the provision contained in this Rider shall govern and be controlling in all respects as set forth more fully herein.

(b) The following terms shall have the following definitions:

"HUD" means the United States Department of Housing and Urban Development.

"HUD Regulatory Agreement" means the Regulatory Agreement between Borrower and HUD with respect to the Project, as the same may be supplemented, amended or modified from time to time.

“Lender” means Love Funding Corporation, its successors and assigns.

“Mortgage Loan” means the mortgage loan made by Lender to the Borrower pursuant to the Mortgage Loan Documents with respect to the Project.

“Mortgage Loan Documents” means the Security Instrument, the HUD Regulatory Agreement and all other documents required by HUD or Lender in connection with the Mortgage Loan.

“National Housing Act” means the National Housing Act of 1934, as amended.

“Program Obligations” has the meaning set forth in the Security Instrument.

“Residual Receipts” has the meaning specified in the HUD Regulatory Agreement.

“Security Instrument” means the mortgage or deed of trust from Borrower in favor of Lender, as the same may be supplemented, amended or modified.

“Surplus Cash” has the meaning specified in the HUD Regulatory Agreement.

(c) Notwithstanding anything in the Restrictive Covenants to the contrary, the provisions hereof are expressly subordinate to (i) the Mortgage Loan Documents, including without limitation, the Security Instrument, and (ii) Program Obligations (the Mortgage Loan Documents and Program Obligations are collectively referred to herein as the “HUD Requirements”). Borrower covenants that it will not take or permit any action that would result in a violation of the Code, HUD Requirements or Restrictive Covenants. In the event of any conflict between the provisions of the Restrictive Covenants and the provisions of the HUD Requirements, HUD shall be and remains entitled to enforce the HUD Requirements. Notwithstanding the foregoing, nothing herein limits the Town’s ability to enforce the terms of the Restrictive Covenants, provided such terms do not conflict with statutory provisions of the National Housing Act or the regulations related thereto. The Borrower represents and warrants that to the best of Borrower’s knowledge the Restrictive Covenants impose no terms or requirements that conflict with the National Housing Act and related regulations.

(d) In the event of foreclosure (or deed in lieu of foreclosure), the Restrictive Covenants (including without limitation, any and all land use covenants and/or restrictions contained herein) shall automatically terminate.

(e) Borrower and the Town acknowledge that Borrower’s failure to comply with the covenants provided in the Restrictive Covenants does not and shall not serve as a basis for default under the HUD Requirements, unless a default also arises under the HUD Requirements.

(f) Except for the Town's reporting requirement, in enforcing the Restrictive Covenants the Town will not file any claim against the Project, the Mortgage Loan proceeds, any reserve or deposit required by HUD in connection with the Security Instrument or HUD Regulatory Agreement, or the rents or other income from the property other than a claim against:

- i. Available surplus cash, if the Borrower is a for-profit entity;
- ii. Available distributions of surplus cash and residual receipts authorized for release by HUD, if the Borrower is a limited distribution entity; or
- iii. Available residual receipts authorized by HUD, if the Borrower is a non-profit entity.

(g) For so long as the Mortgage Loan is outstanding, Borrower and Town shall not further amend the Restrictive Covenants, with the exception of clerical errors or administrative correction of non-substantive matters, without HUD's prior written consent.

(h) Subject to the HUD Regulatory Agreement, the Town may require the Borrower to indemnify and hold the Town harmless from all loss, cost, damage and expense arising from any claim or proceeding instituted against Town relating to the subordination and covenants set forth in the Restrictive Covenants, provided, however, that Borrower's obligation to indemnify and hold the Town harmless shall be limited to available surplus cash and/or residual receipts of the Borrower.

14 of 27

INDEMNITY AGREEMENT

This Indemnity Agreement ("Agreement") is granted to be effective as of the ____ day of ____, 2019 by and between Sagebrush Investors, LLC, a Wyoming limited liability company ("Indemnitor" or "Sagebrush"), and the Town of Jackson, a Municipal Corporation of the State of Wyoming, ("Indemnitee" or "Town"), together (Parties").

Recitals

- A. Sagebrush owns the real property located at 550 West Broadway Avenue, Jackson, Wyoming 83001 (the "Property") more particularly described in the attached **Exhibit A**.
- B. A portion of the Property contains a 100-year Floodplain (The area subject to inundation from a flood having a one percent (1%) or greater chance of being equaled or exceeded in any given year. See 24 CFR §55.2(b)(9)) and a portion of the Property contains a Floodway (That portion of the floodplain which is effective in carrying flow, where the flood hazard is generally the greatest, and where water depths and velocities are the highest. See 24 CFR §55.2(b)(5)) area of Flat Creek as it runs through and adjacent to the Property.
- C. The Floodway is the active channel portion of a waterway and adjacent areas necessary to carry flood flow, which is a subset of the larger area that includes the 100-year Floodplain.
- D. Due to certain restrictions on financing for a development contemplated on the Property, more specifically, 24 CFR §221 subparts C and D known as HUD 221 (D)(4) Loans, Sagebrush cannot have both a Floodplain and Floodway on the Property.
- E. Sagebrush and the Town agree to create a new .23 acre parcel of land to be divided, or carved out, from the Property which would include the entire Floodway area of Flat Creek that currently exists on the Property (the ".23 acre Floodway").
- F. The .23 acre Floodway is more particularly described in the attached **Exhibit B** and graphically depicted in the attached **Exhibit C**.
- G. The process for approving the creation of the .23 acre Floodway is through Town LDR section 8.5.4: Exempt Land Division (i.e., transfers of land from private ownership to the Town are exempt from state subdivision standards).
- H. As consideration for the transfer from Sagebrush to the Town of the .23 acre Floodway, Sagebrush agrees to indemnify the Town for all third party liability related to the Town's ownership of the .23 Acre Floodway.
- I. The Town has agreed to accept the transfer of the .23 acre Floodway.

In consideration of the foregoing recitals, which are incorporated by reference, the Parties agree as follows:

1. **Indemnity.** Sagebrush agrees to indemnify, save and hold harmless the Town of Jackson from and against all liability, cause, claim, right of action, or damage made by any third party against the Town arising from and out of the Town's ownership of the .23 acre Floodway. This Indemnity shall include indemnification against property damage and flooding as well as the cost of all legal defense of any action that may arise from the Town's ownership of the .23 acre Floodway, specifically including a reasonable sum as and for attorney's fees.

2. **Representations and Warranties.** Sagebrush is a validly existing Wyoming limited liability company in good standing under the laws of the State of Wyoming. Sagebrush has the power to execute, deliver and perform this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. Sagebrush has executed this Agreement and it constitutes a legal, valid and binding obligation enforceable in accordance with its terms. The execution and delivery of this Indemnity does not violate any organizational document of Sagebrush or contravene any statute, law, rule or regulation. No consent or approval of any type is required of Sagebrush for the execution, delivery and performance of this Agreement or the legality, validity, binding effect or enforceability of this Agreement. Sagebrush has the absolute power and unrestricted right and authority to execute and deliver this Indemnity.
3. **Binding Effect.** The Indemnity contained in this Agreement shall be appurtenant to the .23 acre Floodway, shall be perpetual, so long as the .23 acre Floodway is owned by the Town, shall run with the land, shall burden the Property and benefit the .23 acre Floodway and be binding upon and inure to the benefit of Sagebrush and the Town, their heirs, successors and assigns.
4. **Governing Law & Venue.** This Agreement shall be construed, performed and enforced in accordance with, and governed by, the laws of the State of Wyoming and venue shall lie in Teton County, Wyoming.
5. **Recordation.** This Agreement shall be recorded in the land records of the Office of the Teton County Clerk.
6. **Severability.** This Agreement may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, but all such counterparts together shall constitute but one document.
7. **Entire Agreement.** This Agreement contains the entire agreement of the Parties on the subject matters dealt with herein and supersedes all prior and contemporaneous contracts and understandings of the Parties in connection herewith.
8. **Sovereign Immunity.** The Town does not waive its sovereign or governmental immunity by entering into this Agreement and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.

[remainder of page intentionally left blank – signature pages to follow]

INDEMNITOR

SAGEBRUSH INVESTORS, LLC
a Delaware limited liability company

By: Trident Partners, LLC
a Delaware limited liability company
Manager

By: _____
John P. Shelton, Jr.
Chief Executive Officer:

STATE OF _____)
) ss
COUNTY OF _____)

On this __ day of _____, 2019, before me, the undersigned Notary Public, personally appeared John P. Shelton, Jr., Chief Executive Officer of Trident Partners, LLC, as manager of Sagebrush Investors, LLC, and known to me, or proven by satisfactory evidence, to be the Chief Executive Officer of Trident Partners, LLC, which is the Manager of Sagebrush Investors, LLC that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

(seal) _____
Notary Public

INDEMNITEE
TOWN OF JACKSON

By: _____

Its: _____

Attest:

By: Sandra P. Birdyshaw

Its: Town Clerk

**EXHIBIT “A”
LEGAL DESCRIPTION
OF**

2.09 ac. Sagebrush Investors, LLC Parcel

A tract of land being identical to the Sagebrush Investors, LLC parcel as described in that Warranty Deed recorded as document no. 0941091 in the Office of the Clerk of Teton County, Wyoming and lying within the NW1/4NE1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the intersection of the north-south midsection line of said Section 33 with the southerly right-of-way line of U.S. Highway 26/89/189/191, being marked by a 2-1/2" iron pipe with brass cap inscribed "RLS 164";

thence on said southerly right-of-way N46°28'46"E a distance of 200.28 feet to a reinforcing steel bar with aluminum cap inscribed "PLS 3831";

thence continuing on said right-of-way N46°28'46"E a distance of 202.10 feet to reinforcing steel bar with aluminum cap inscribed "PLS 3831";

thence continuing on said right-of-way N46°28'46"E a distance of 18.51 feet to the westerly boundary of floodway as determined by FEMA according to the LOMR effective March 8, 2018 identified as Regulatory Floodway on FEMA map Number 56039C2907D;

thence continuing on said right-of-way N46°28'46"E a distance of 11.77 feet to the center of the channel of Flat Creek;

thence on the easterly boundary of said parcel and said center of channel, the following 8 courses:

S10°45'04"E a distance of 52.39 feet;

thence S20°53'49"E a distance of 40.00 feet;

thence S31°36'34"E a distance of 82.50 feet;

thence S21°06'34"E a distance of 45.10 feet;

thence S00°51'56"W a distance of 43.10 feet;

thence S17°36'26"W a distance of 46.70 feet;

thence S28°36'26"W a distance of 67.10 feet;

thence S24°20'56"W a distance of 38.78 feet to the intersection with the easterly prolongation of a north line of Lot 1 of the Stone Addition to the Town of Jackson, Plat No. 818 as recorded in said Office of Teton County Clerk;

thence on said easterly prolongation, N89°07'32"W a distance of 26.10 feet to a T-stake with 1" chromed cap inscribed "PE & LS 2612";

thence continuing on said easterly prolongation, N89°07'32"W a distance of 41.72 feet to the westerly boundary of floodway as determined by FEMA according to the LOMR effective March 8, 2018 identified as Regulatory Floodway on FEMA map Number 56039C2907D;

thence continuing on said easterly prolongation, N89°07'32"W a distance of 90.08 feet to the most easterly corner of said Lot 1, to a reinforcing steel bar with aluminum cap inscribed "PE & LS 2612";

thence on the northerly boundary of said Lot 1, N89°07'32"W a distance of 50.67 feet to a 2-1/2" iron pipe with brass cap inscribed "RLS 164";

thence continuing N89°07'32"W a distance of 126.32 feet to a T-stake with 1" chromed cap inscribed "PE & LS 2612" on said north-south midsection line;

thence on said midsection line N00°20'51"E a distance of 79.98 feet to the POINT OF BEGINNING.
Said tract encompasses 80,867 square feet or 1.86 acres, more or less.

The basis of bearings for this description is N89°07'32"W along the south line of said Sagebrush Investors, LLC parcel.

JORGENSEN ASSOCIATES, P.C.

Prepared May 13, 2019

H:\2006\06141\Survdata\2017Survey\Docs\Descriptions\New Property Boundaries\06141_Total_Sagebrush_Parcel_Description.docx

**EXHIBIT “ B “
LEGAL DESCRIPTION
OF
TRACT B
0.23 AC. FLOODWAY PARCEL**

A tract of land being a portion of the Sagebrush Investors, LLC parcel as described in that Warranty Deed recorded as document no. 0941091 in the Office of the Clerk of Teton County, Wyoming and lying within the NW1/4NE1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the most northerly corner of said parcel, being also the center of the channel of Flat Creek;

thence on the easterly boundary of said parcel and said center of channel, the following 8 courses:

S10°45'04"E a distance of 52.39 feet;

thence S20°53'49"E a distance of 40.00 feet;

thence S31°36'34"E a distance of 82.50 feet;

thence S21°06'34"E a distance of 45.10 feet;

thence S00°51'56"W a distance of 43.10 feet;

thence S17°36'26"W a distance of 46.70 feet;

thence S28°36'26"W a distance of 67.10 feet;

thence S24°20'56"W a distance of 38.78 feet to the intersection with the easterly prolongation of a north line of Lot 1 of the Stone Addition to the Town of Jackson, Plat No. 818 as recorded in said Office of Teton County Clerk;

thence on said easterly prolongation, N89°07'32"W a distance of 26.10 feet to a T-stake with 1" chromed cap inscribed "PE & LS 2612";

thence continuing on said easterly prolongation, N89°07'32"W a distance of 41.72 feet to the westerly boundary of floodway as determined by FEMA according to the LOMR effective March 8, 2018 identified as Regulatory Floodway on FEMA map Number 56039C2907D;

thence on said westerly boundary the following courses:

N32°09'39"E a distance of 33.43 feet;

thence N76°15'59"E a distance of 34.71 feet;

thence N35°20'06"E a distance of 48.34 feet;

thence N21°51'12"E a distance of 60.72 feet;

thence N15°52'25"E a distance of 35.07 feet;

thence N20°54'53"W a distance of 46.56 feet;

thence N34°32'51"W a distance of 47.68 feet;

thence N18°59'56"W a distance of 52.48 feet;

thence N05°28'20"W a distance of 36.56 feet;

thence N12°40'56"W a distance of 40.03 feet to the intersection with the southerly right-of-way boundary of U.S. Highway 26/89/189/191;

thence on said southerly right-of-way N46°28'46"E a distance of 11.77 feet to the POINT OF BEGINNING.

Said tract encompasses 10,070 square feet or 0.23 acres, more or less.

The basis of bearings for this description is N89°07'32"W on the south line of said Sagebrush Investors, LLC parcel.

JORGENSEN ASSOCIATES, P.C.

Prepared April 30, 2019

H:\2006\06141\Survdata\2017Survey\Docs\Descriptions\New Property Boundaries\06141_Tract A_Description.docx

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°40'56"W	40.03
L2	N05°28'20"W	36.56
L3	N18°59'56"W	52.48
L4	N34°32'51"W	47.68
L5	N20°54'53"W	46.56
L6	N15°52'25"E	35.07
L7	N21°51'12"E	60.72
L8	N35°20'06"E	48.34
L9	N76°15'59"E	34.71
L10	N32°09'39"E	33.43
L11	S24°20'56"W	38.78
L12	S28°36'26"W	67.10
L13	S17°36'26"W	46.70
L14	S00°51'56"W	43.10
L15	S21°06'34"E	45.10
L16	S31°36'34"E	82.50
L17	S20°53'49"E	40.00
L18	S10°45'04"E	52.39

- - - - - sectional subdivision line
 ————— boundary, subject property
 ————— boundary, adjoining property
 - - - - - boundary/area, Regulatory Floodway FEMA LOMR effective March 8, 2018

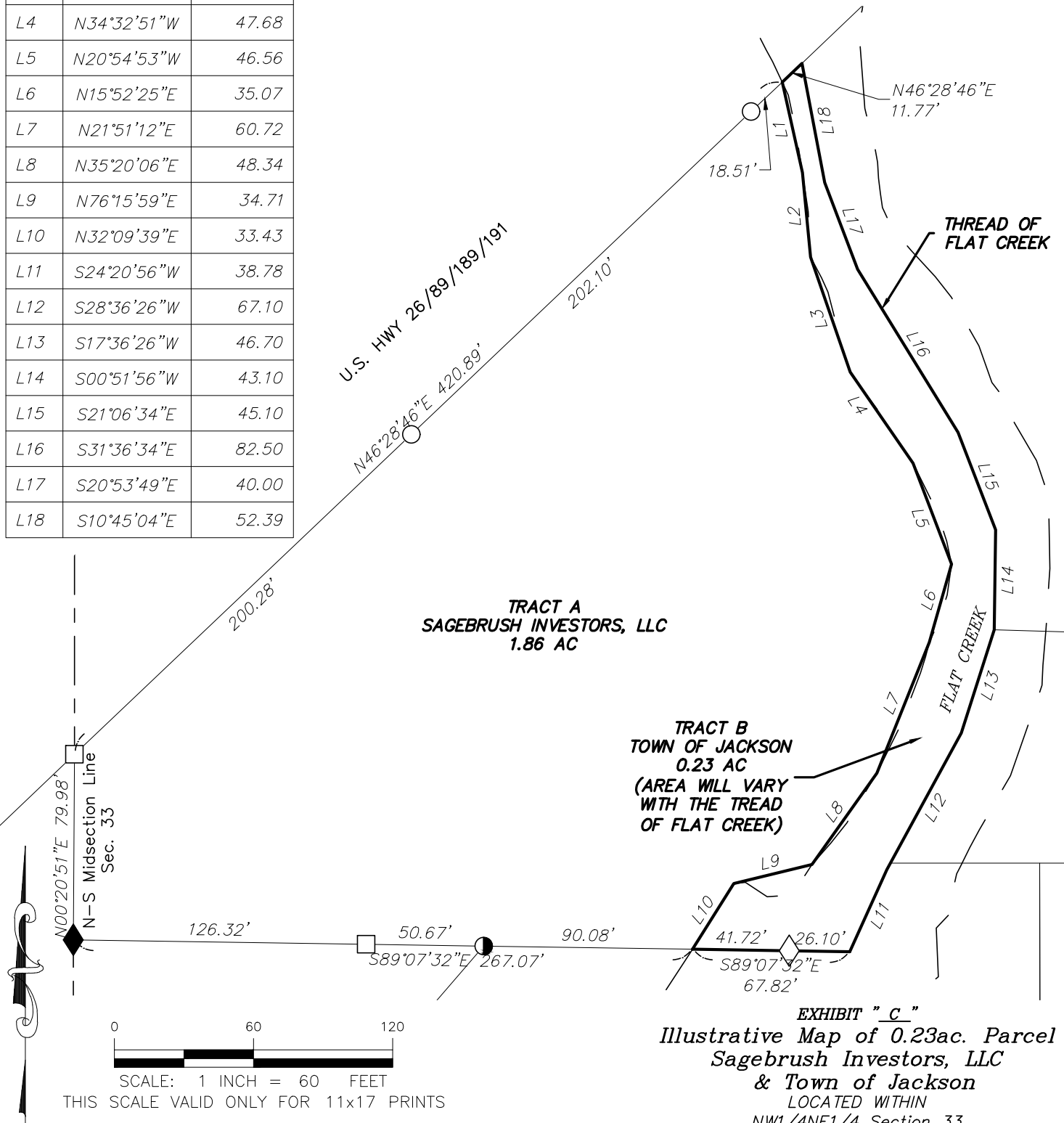


EXHIBIT "C"
Illustrative Map of 0.23ac. Parcel
Sagebrush Investors, LLC
& Town of Jackson
 LOCATED WITHIN
 NW1/4NE1/4 Section 33
 Township 41 North, Range 116 West, 6th P.M.
 Town of Jackson
 Teton County, Wyoming



JORGENSEN
 JACKSON, WYOMING 307.733.5150
 www.jorgeng.com

PREPARED BY: TA

MAP PREPARED: 07/13/2019

PROJECT NUMBER: 06141

PLANNING

Project Number P19-065
Project Name Minor Deviation - Sagebrush Apts. revision to deed
Type MINOR RESTRICTION
Subtype STAFF REVIEW
Status STAFF REVIEW
Applied 4/1/2019
Approved
Closed
Expired
Status

Applicant Navigate
Owner SAGEBRUSH INVESTORS, LLC

Site Address 550 W BROADWAY AVENUE
City JACKSON
State WY
Zip 83001

Subdivision
Parcel No 22411633100015
General Plan

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Joint Housing Dept Stacy Stoker The applicant states that subordination language was added to the Form Special Restriction for Workforce Housing in November 2018 and that this additional language threatened Sagebrush's access to the 221(d)(4) funding. The applicant asks that the Town approve the HUD Rider to the Special Restrictions for Rental Workforce Housing. This document makes the deed restriction subordinate to the mortgage loan and in the event of foreclosure the deed restrictions will terminate.		4/9/2019	4/10/2019		

The applicant states that "all of the deed restrictions and ground leases recorded on existing workforce housing program units have deed restriction clauses or riders that subordinate the restrictive covenants (deed restrictions) in the event of foreclosure, provide notice of default and an option to cure. This is not a new concept" This statement is not true. Ownership units do have this provision but are easily purchased and resold. Rental units do not have this provision. There are approximately 400 rental units that have restrictions without this provision. The concept that is new is a 90-unit apartment complex with 1/3 of the units restricted as Workforce rentals. These are the same as market rentals other than the requirement that they be rented to households working in Teton County. There are no income limits or rent restrictions. They are not at all like other low-income rentals either locally or nationally.

The applicant states that "foreclosure is unlikely given Sagebrush's cash investment in the acquisition and the large equity requirement being made on the loan, the extremely high demand for rental workforce housing due to the prevalent and worsening housing shortage."

Key Issue: Does the Housing Authority want to assume the loan and eventually own the project in the event of foreclosure? Staff requested more information about the investor equity in the project and at the time these comments were due, had not received that information. The applicant does state that with aside agreement with Love Funding, the Town and/or Housing Authority could assume the existing debt on the project, secure alternative funding and eventually own the entire project. Without knowing what the loan amount is, it's hard for staff to fully determine the financial implications of a potential foreclosure.

Staff recommends that the Housing Authority receive approval from HUD to assume the debt, but that there should be no requirement that the Housing Authority assume the debt. In the event of foreclosure, a decision can be made based on the financial implications at the time of foreclosure, as to whether the Housing Authority chooses to assume the debt and pursues ownership of the property.

Key Issue: What is the risk of foreclosure on the project vs. reward of gaining 90 rental units? The Workforce Rental program is the least restrictive rental program. It requires that the occupants earn 75% of their income from a local business and work full-time. There are no rent caps and staff expects the units to serve a similar demographic to the market units, at least in the near-term. Should the project be lost in foreclosure and all restrictions stripped, staff believes the rentals are likely to still primarily serve the workforce, at least initially. Over the longer-term it is likely that at least some units will serve non-working households. But, given the reduced requirements of the Workforce Rental Program and the demographic that is most likely to be served, staff believes the addition of 90 rental units outweighs the risk of potentially losing 32 Workforce Rental units to foreclosure.

Suggested conditions of approval (in addition to all conditions suggested by Town Legal):

- Provide staff with loan amount and equity investment in the project.
- Provide staff with all mortgage documents at least 48-hours prior to closing on the loan.
- The Housing Authority must be pre-approved by HUD to assume the debt.

Project Reviews

Report By: Tiffany Stolte

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Legal A Cohen-Davis (4/11/2019 8:54 AM STOL) HUD Rider for HUD Insured Financing:	APPROVED W/COND	4/9/2019	4/10/2019	4/11/2019	

Per the Sagebrush application, the Town does need assurances in order to protect the 32 deed restricted units governed by the Town/County Housing Program rules and regulations and program that are a part of the multi-family 90-unit apartment building. As of now, we have no assurances from HUD regarding many issues Town staff has discussed with the applicant.

Conditions of approval, assuming the Town Council is amendable to the rider and the potential outcome of the Jackson/Teton County Housing Authority eventually owning the entire project or curing default are:

HUD Rider for HUD Insured Financing:

1. A side agreement, subject to approval by the Town Attorney and Staff, as mentioned in the Sagebrush application providing the Town with immediate notice of delinquency and default under the loan, the option to cure within a specified period of time and an extended period during which HUD would agree to hold the loan prior to assigning the defaulted loan to HUD. The side agreement must be signed by and enforceable against the lender (and any successor) and HUD.
 - a. A letter from HUD must confirm the extended period of time it will provide for the Town to secure alternative financing and/or pre-authorization of the Jackson/Teton County Housing Authority as a qualified entity for HUD financing if exercise right to assume debt of Love Lending.
 - b. The side agreement also needs explicitly state that the Jackson/Teton County Housing Authority has the right to assume the debt of Love Lending in the event of default.
 - c. The side agreement also needs to state that neither the rider nor the agreement adversely affects the Town's rights to regulate zoning or enforce this property under the Land Development Regulations.
2. Loan details must be provided to the Town in order for the Town Council to make its decision, e.g. the dollar value and term of the loan, and loan to value ration so the Town can assess its risk if agree to rider and side agreement.

Floodway/Floodplain:

1. Applicant must provide HUD guideline so staff can review.
2. Applicant must provide information from HUD as to why HUD requires removal of the Floodway from the property in order for Sagebrush to get financing for development in the Floodplain.
3. Why is risk/liability being shifted from Sagebrush to the Town?
4. Is Sagebrush willing to indemnify and hold harmless the town for any flooding that may occur as a result of assumption of Flat Creek/Floodway."

Planning Paul Anthony (4/11/2019 10:59 AM PA) Please see Staff Report for this item.	4/9/2019	4/10/2019		
Public Works Brian Lenz	4/9/2019	4/10/2019	4/10/2019	See Comments

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(4/10/2019 2:59 PM BTL)					
Minor Deviation – Reviewed with Comments					
P19-065					
ADDRESS: 550 W. Broadway					
OWNER: Sagebrush Investors LLC					
APPLICANT: Navigate, Christine Walker					
April 10, 2019					
Brian Lenz, 733-3079					
DATE OF SUBMITTAL: April 2, 2019					
DATE OF MATERIALS: Letter, April 1, 2019; Maps, March 27, 2019 and December 8, 2017					
REVISION NO.: 00					

The engineering division has reviewed your application for a MINOR DEVIATION to Development Option Plan P17-244 submitted on and with application materials as dated above.

COMMENTS ON THE MINOR DEVIATION

The following comments are being provided on the application and are not expected to be addressed in writing before the council meeting but should be addressed prior to any further discussion regarding the transfer of the property.

1. The bearings and distances shown for the eastern boundary of the property shown on the Floodplain Development Permit map do not correspond with those shown on the exhibit map. Both boundaries should be reviewed and clarified as to which boundary is correct.
 - a. Provide exhibits with the correct boundary.
2. In general, the proposed lot for transfer follows or is coincident with the recorded floodway.
 - a. Given the nature of floodway determination, explain why a buffer to the floodway is not necessary.
 - b. Provide a statement that future changes in the floodway will not impact future financing.
3. The Town of Jackson has a sewer trunk line located in the bank of Flat Creek along this section of Flat Creek and it is located within a 20-foot wide easement. The easement does not extend to the creek in all areas that would leave a small section of land between the transfer parcel and the easement. Staff recommends adjusting the transfer parcel to meet the edge of the easement or preferably include the sewer easement. Including the sewer easement may have development plan impacts that would need to be considered.
4. In a September 13, 2017 email from Christine Walker to Larry Pardee she states, “that John Shelton and Joe Rice, the Sagebrush developers, are willing to consider applying the original \$20,000 offer to upgrade the sewer line on-site toward the design of a sewer line realignment along West Broadway. This monetary commitment would be tied to a time commitment on behalf of the city to complete the realignment within 5 years.”
 - a. Provide confirmation that this offer is still legitimate.
 - b. If approved, this agreement shall be formalized in a written agreement and or escrow account as determined by the Town Attorney.
5. Provide an exhibit showing the existing sewer easement and line relative to the proposed transfer lot.
6. Provide an exhibit or include an exhibit that shows the special flood hazard AE area in addition to the floodway with the proposed transfer lot.
7. Provide an exhibit and discussion as to what degree the lot transfer includes the existing bank and access to the creek, specifically, would residents of the development be accessing the creek via the town owned transfer lot or the development.
8. Developer should consult with the Flat Creek Watershed ISD and confirm that this is not an area of winter flooding concern.
9. The town currently owns other sections of the creek that are similar to this section of Flat Creek, including the section of creek directly downstream of this parcel.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: MAY 16, 2019
MEETING DATE: MAY 20, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P19-039:** DEVELOPMENT PLAN FOR A LAND DIVISION AT 170 REDMOND STREET IN THE NEIGHBORHOOD MEDIUM DENSITY – 1 (NM-1) ZONE.

APPLICANT: JOSH KILPATRICK, NELSON ENGINEERING

OWNER: SCOTT & DONNA SHEPHERD

REQUESTED ACTION

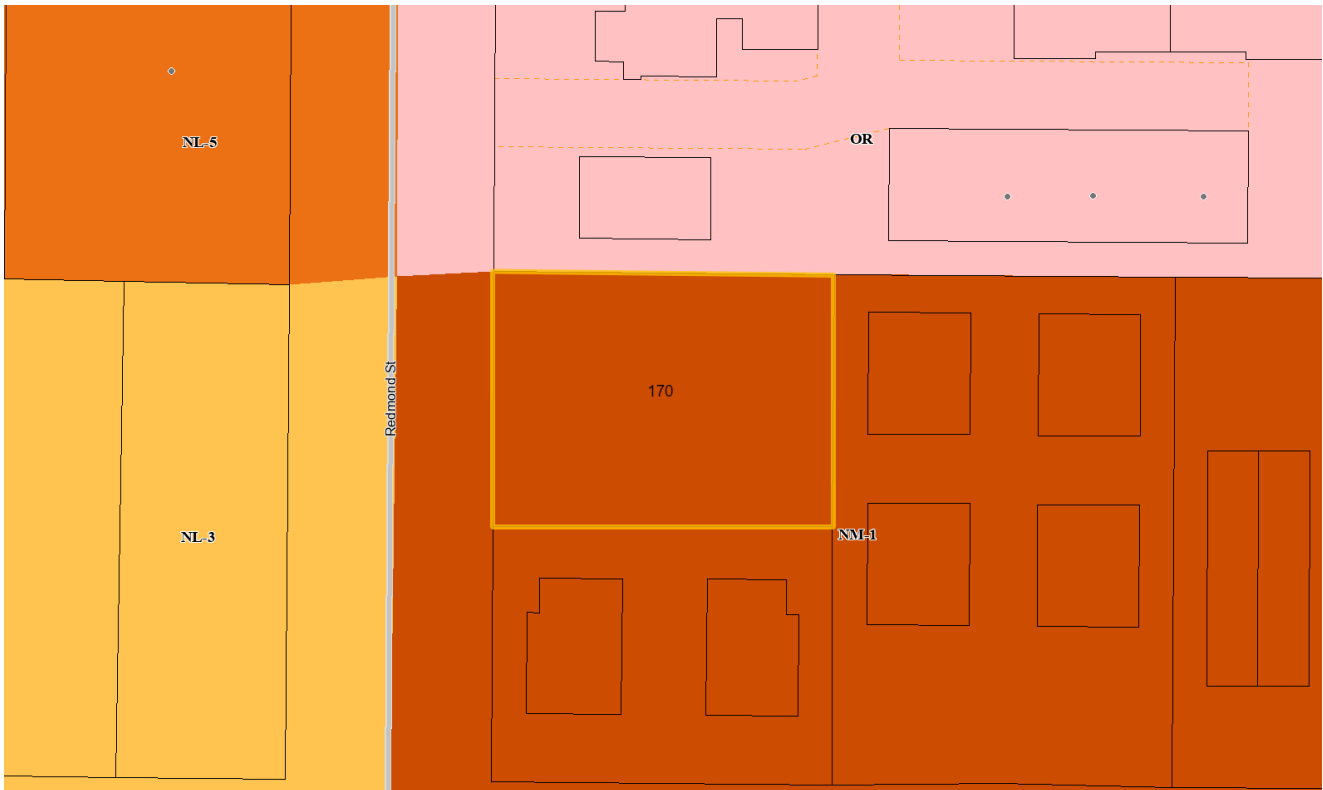
The applicant, representing Scott and Donna Shepherd, is requesting approval of a Development Plan for a two lot subdivision at 170 Redmond Street in the Neighborhood Medium Density – 1 (NM-1) zoning district prior to submitting a subdivision plat to divide a 7,503 SF lot into two 3,750+ SF lots at 170 Redmond Street. The applicant intends to place an attached single family home on each newly created lot.

APPLICABLE REGULATIONS

Section 8.3.2. Development Plan

LOCATION

The property is located at 170 Redmond Street and legally known as Northern 75', Lots 12-13, Block 1, Hall 1. An aerial photo and zoning map are shown on the following page:



BACKGROUND

The subject property is a 0.17 acre (7,503 SF) lot within the Neighborhood Medium Density-1 (NM-1) zoning district. The surrounding zoning to the north is Office Residential (OR), Neighborhood Medium Density-1 (NM-1) to the east and south, and Neighborhood Low Density-3 (NL-3) to the west. The site consists of the northern 75' of Lots 12 and 13 of Block 1, John D Hall Plat and is addressed as 170 North Redmond Street. Currently the site contains a 1,648 SF single-story detached single family home with a 528 SF attached garage built in 1946.

On April 28, 2016, the applicant received approval of a Final Development Plan P16-009 for a Condominium/Townhouse Plat for two 3,750 SF lots with a detached single family home on each lot with a shared common area. The Development Plan expired on October 28, 2017 as a Final Plat was not recorded within 18 months of approval.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the subject property into two lots, however prior to submittal of a Subdivision Plat the Land Development Regulations (LDRs) require that a Development Plan be submitted and approved for the proposed lot configuration to confirm that the newly created lots are consistent with the LDRs in terms of minimum lot size, access, setbacks, etc. As shown on the proposed site plan, the applicant proposes to subdivide the existing 7,503 SF lot into two lots. The result will be a 3,753 SF lot (north) and a 3,750 SF lot (south) with an attached single family home on each lot sharing a roofline at the interior lot line. The existing single family dwelling will be required to be removed prior to the recording of the Subdivision Plat.

If the applicant does not record a Subdivision Plat with the County Clerk within 18 months of the Development Plan approval, the Development Plan will expire and any future Development Plan submittals will be subject to the Land Development Regulations in place at the time of a new application submittal.

STAFF ANALYSIS

Staff has reviewed the proposed development for compliance with the dimensional limitations of the NM-1 zone. The dimensional limitations for each lot are listed below:

Lot 1 – Northern Lot

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	3,750 SF	3,753 SF for Lot 1	Yes
Maximum FAR	1,501 SF (0.40)	1,499 SF (0.40)	Yes
Minimum LSR	1,877 SF (0.50)	1,989 SF (0.53)	Yes
Street Yard Setback (west)	20 feet	25 feet	Yes
Rear Setback (east)	10 feet	20.6 feet	Yes
Side Setback (south)	0 feet (Duplex)	0 feet	Yes
Side Setback (north)	10 feet	13.5 feet	Yes
Parking	2 per dwelling unit	2 garage proposed	Yes
Curb Cut (Max)	40% of Lot frontage, 15 feet	15 feet	Yes
Height: roof pitch $\leq$ 3/12 (max)	26'	25.34 feet	Yes

Lot 2 – Southern Lot

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	3,750 SF	3,750 SF for Lot 2	Yes
Maximum FAR	1,500 SF (0.40)	1,499 SF (0.40)	Yes
Minimum LSR	1,875 SF (0.50)	2,025 SF (0.54)	Yes
Street Yard Setback (west)	20 feet	22 feet	Yes
Rear Setback (east)	10 feet	23.25 feet	Yes
Side Setback (south)	0 feet (Duplex)	0 feet	Yes
Side Setback (north)	10 feet	13.5 feet	Yes
Parking	2 per dwelling unit	2 garage proposed	Yes
Curb Cut (Max)	40% of Lot frontage, 15 feet	15 feet	Yes
Height: roof pitch $\leq 3/12$ (max)	26'	25.34 feet	Yes

Curb Cut and Access

The applicant has submitted a revised site plan showing two 15' curb cuts set back 2.5 feet from the interior lot line. Previously the applicant had proposed a shared driveway consisting of two 20' wide drive aisles which would have resulted in a 40' wide curb cut. Per Sec. 2.2.7.B.2 the maximum curb cut width is 20' or 40% of lot frontage, whichever is less. Given that the resulting lot frontages will only be 37.5' wide, the maximum allowable curb cut per lot is 15'. Staff had proposed that a 30' wide shared driveway would be preferable, but after discussing the matter with the applicant it was determined that due to the location of the garage doors the building structure would need to be pushed further back into the lot in order to allow the driveway to flare out in width to service the garage doors. This would result in grading and slope issues towards the rear of the property and would reduce landscaping on site and was therefore not ideal. Instead the applicant has proposed two 15' drive aisles separated by a 5' landscape strip and sidewalk. The result does not diminish on-street parking availability any more than a 30' wide shared drive aisle would have as there is still the ability to fit three 22' on street spaces to the south that can fit within the approximately 68' of curb available and two 22' on-street spaces to the north in the approximately 54' of curb available in each configuration (see Fig. 1 on following page). Eliminating the 5' landscape buffer between the two lots would result in an additional 2.5' of curb space in either direction which does not change the overall number of on street spaces available.

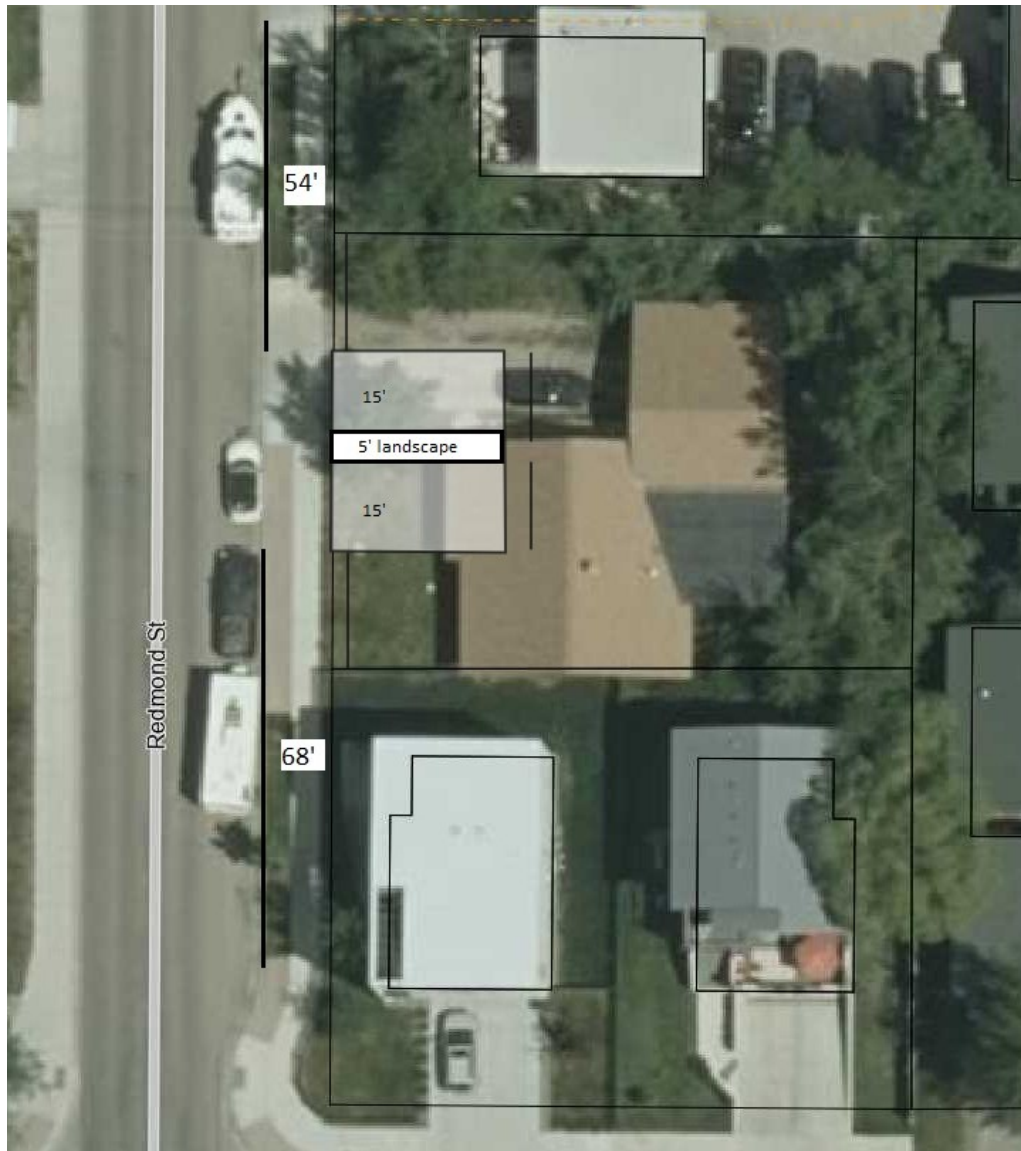


Fig. 1 On-Street Parking Availability as Proposed

Park and School Exactions

The applicant has not submitted worksheets for Park and School Exaction estimations, however, the lot is not subject to exaction fees until the time of plat recordation. At this point in time, Park Exactions are calculated at \$6,750 and School Exactions are calculated at \$4,000 for two 4-bedroom single family units.

Affordable and Workforce Housing Fees

The applicant will be required to pay an Affordable and Workforce housing fee-in-lieu of approximately \$31,200 to be determined at the time of Building Permit approval for 2 attached single family units totaling 4,104 SF of habitable floor area above and below ground minus the credit for the existing 1,648 SF home that is to be demolished. The calculation at this time from the information provided is as follows:

Proposed: (2) 2,052 SF attached single family units = 0.189 unit requirement = \$39,396 fee-in-lieu

Credit: (1) 1,648 SF detached single family unit = 0.039 unit requirement = \$8,196 fee-in-lieu

\$39,396 - \$8,196 = \$31,200 fee-in-lieu required.

PLANNING COMMISSION

The Planning Commission heard this item on April 17, 2019 and received unanimous approval. The Planning Director provided context to the Commission's questions regarding the 0' side yard setback allowed for attached single family units in the NM-1 zone. The Planning Director clarified that the previous zoning of Neighborhood Conservation – 2 (NC-2) basically required townhouse plats to subdivide a 7,500 SF lot, however there was desire over the years to separate lots into legal lots of record rather than a townhouse plat with a shared common area lot. The change to allow a land division of 3,750 sf minimum lot size while allowing for a 0' interior setback for duplexes was added to the NM-1 zone to allow for two legal lots of record to be created while still maintaining the intent of FAR and LSR requirements that characterized townhouse plats of the NC-2 zoning of years past.

In addition, the Planning Commission discussed the proposed driveway width and two curb cuts as it relates to the ability for two cars to back out of the garage. Staff clarified that the garage itself is 16' wide per the applicant's plans which is wide enough for two cars to enter. The driveway flares to 16' in width after extending beyond the required 20' parking setback on site. Staff also clarified that on-street parking does not count towards residential parking requirements, and that the on-street parking analysis by staff is intended to demonstrate that the proposed access of two 15' curb cuts with a 5' interior landscape buffer will not adversely affect on-street parking availability any more than a shared 30' single curb cut would have.

The property owner, Scott Shepherd, acknowledged the letter from the adjoining property owners (see Public Comment below) and clarified that sewer line access would not require access to the adjoining neighbor's property. The removal of the existing house on the property will require the applicant to work with the adjoining property owners as the structure currently extends into their property and therefore any disturbance to their property will need to be remediated with new landscaping. The letter details the South Neighbors' expectations that the owner of 170 Redmond shall comply with should the owner need to enter and/or access either of the adjoining land owner's property.

STAFF FINDINGS

Pursuant to Section 8.3.2 Development Plan of the Land Development Regulations, a development plan shall be approved upon finding the application:

1. ***Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.***

The proposed development is located within District 3 Town Residential Core and within Subarea 3.1 East Jackson of the 2012 Comprehensive Plan. Policy objectives for Subarea 3.1 East Jackson follow:

“This residential, STABLE Subarea is will continue to provide a variety of housing types, including single family, duplex and tri-plex with up to three units per lot when both a street and alley frontage is provided and up to two units per lot when only street or alley access is provided. Multifamily development is not currently found in this area and it not desirable in the future. Being a Stable Subarea, the size and scale of future buildings will be compatible with the existing character of the area, which includes a wide variety of building sizes and scales. Structures will be of comparable bulk and scale regardless of the number of units provided therein. Up to two stories will be allowed and may be configured in a variety of layouts, with both attached and detached units. Structures should be pulled toward the street where possible and building footprints should be minimized in order to allow for adequate yards and landscaping. Some areas with an existing single family character will maintain the characteristic in the future with only one dwelling unit per lot.

Staff has analyzed the proposed application for consistency with the Future Desired Characteristics of District 3 and the Character Defining Features of Subarea 3.1 East Jackson. In completing this analysis staff finds that the proposed application is consistent with the described future character of this area by proposing a two-lot single-family subdivision that does not increase the density beyond the allowance within the NM-1 zone. The proposed lots meet the minimum lot size requirement of this zone and the scale, bulk and location of the structures are consistent and in keeping with the existing neighborhood character.

In addition, Staff has analyzed this application for consistency with the Policy Objectives of Character District 3: Town Residential Core as follows, finding that no other policies of the Jackson/Teton Comprehensive Plan are applicable.

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b Emphasize a variety of housing types, including deed-restricted housing.

Complies. The resulting attached single family units are identified as a desired type of housing according the Subarea 3.1 description.

Policy 4.3.a Preserve and enhance stable subareas.

This subdivision proposal will not change the character of the Neighborhood Medium Density - 1 zoning district (NM-1) as the proposed lots do not increase the density of the zone. The resulting lots are in keeping with the single-family character described by the stable Subarea 3.1 East Jackson.

Policy 4.3.b Create and develop transitional subareas.

Not applicable.

Policy 4.4.d Enhance natural features in the built environment.

Complies. Staff finds the Development Plan proposes improvements that are in keeping with the existing parameters for development within the NM-1 zone. In addition, the density of development will not be more intense than what is allowed today or than what typically exists within the zone.

Common Value 3: Quality of Life

Policy 5.2.d Encourage deed-restricted rental units.

Complies. Staff finds that this development will be subject to affordable and workforce housing fees.

Policy 5.3.b Preserve existing workforce housing stock.

Not applicable. The existing single family home built in 1946 is being removed but will be replaced with two modest new homes.

Policy 7.1.c Increase the capacity for use of alternative transportation needs.

Not applicable.

2. ***Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.***

Staff finds that the proposed Development Plan is not located in the NRO or the SRO.

3. ***Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.***

The development will be subject to mitigation of park and school impacts through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. Staff finds that the two lot subdivision will not have a significant impact on other public facilities and services as the development does not expand the anticipated growth within the NM-1 zone based upon allowable lot size and density.

4. ***Complies with the Town of Jackson Design Guidelines, if applicable.***

Not Applicable as Design Guidelines do not apply to residential development less than three attached units.

5. ***Complies with all relevant standards of these LDRs and other Town Ordinances.***

Staff finds that the Development Plan proposal is in compliance with all relevant LDR standards.

6. ***Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.***

Not applicable.

ATTACHMENTS

Department Reviews
Revised Site Plan (Access)
Applicant Submittal
Public Comment

PUBLIC COMMENT

Staff received a letter from Mr. Jose Moran and Mrs. Raquel Periel and Mr. Timothy Tomkinson and Mrs. Kate Tomkinson owners of 605 and 615 E Simpson, respectively, which are the two lots directly south abutting the proposed development at 170 Redmond. The letter details the South Neighbors' expectations that the owner of 170 Redmond shall comply with should the owner need to enter and/or access any of the properties of the South Neighbors. The letter is attached to this report.

FISCAL IMPACT

There will be no significant fiscal impact to the Town if the proposed project is approved.

STAFF IMPACT

There will be no significant impact to staff resources if the proposed project is approved.

LEGAL REVIEW

Complete.

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director and the Planning Commission recommend approval of a Development Plan for the property addressed as 170 Redmond Street, subject to the department reviews attached hereto and the following two conditions of approval:

1. The applicant shall remove the existing detached single family home from the property prior to recording a plat with the County Clerk.
2. The applicant shall repair and reclaim the sidewalk frontage to match the existing sidewalk frontage where the existing curb cut is located as a result of relocating the two proposed curb cuts for the new development.

SUGGESTED MOTIONS

Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P19-039, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to **approve** an attached single family development (duplex) at 170 Redmond Street, subject to the department reviews attached hereto and the following two conditions of approval:

1. The applicant shall remove the existing detached single family home from the property prior to recording a plat with the County Clerk.
2. The applicant shall repair and reclaim the sidewalk frontage to match the existing sidewalk frontage where the existing curb cut is located as a result of relocating the two proposed curb cuts for the new development.

PLANNING

Project Number	P19-039	Applied	2/21/2019	STOL
Project Name	Dev Plan - 170 Redmond	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Josh Kilpatrick	Owner	SHEPHERD, DONNA HASENBEIN & SC	
Site Address		City	State	Zip
170 REDMOND STREET	JACKSON	WY	83001	
Subdivision	Parcel No	General Plan		
HALL, JOHN D	22411634118005			

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes					
Building Kelly Sluder	APPROVED	2/21/2019	3/14/2019	2/22/2019	

Fire
Kathy Clay
Construction will be under the IRC.

APPROVED W/CONDITI 2/21/2019 3/14/2019 2/22/2019 See Notes

Property is within the mapped wildland urban interface and will need IWUIC review prior to permitting.

Thank you.

Joint Housing Dept
Stacy Stoker

NO COMMENT 2/21/2019 3/14/2019 3/7/2019

Legal
A Cohen-Davis

APPROVED 2/21/2019 3/14/2019 3/14/2019

Parks and Rec
Steve Ashworth
(3/5/2019 9:26 AM STOL)

NO COMMENT 2/21/2019 3/14/2019 3/5/2019

No comments from Parks & Rec on P19-039. Thanks.

Andy Erskine

Pathways
Brian Schilling

2/21/2019 3/14/2019

Planning
Brendan Conboy

APPROVED W/CONDITI 2/21/2019 3/14/2019 4/1/2019 SEE STAFF REPORT

Project Reviews

Report By: Brendan Conboy

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Police Todd Smith	NO COMMENT	2/21/2019	3/14/2019	2/25/2019	
Public Works Rachelle Rhodes	APPROVED W/CONDITI	2/21/2019	3/14/2019	3/13/2019	See notes

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(3/13/2019 6:06 PM RR)					
Plan Review Comments - SUFFICIENT					
P19-039- Development Plan					
Owner: Scott and Donna Shepherd					
Applicant: Josh Kilpatrick, Nelson Engineering					
170 Redmond Street					
March 13, 2019					
Rachelle Rhodes, 307 733-3079					
DATE OF SUBMITTAL: February 21, 2019					
DATE OF MATERIALS: Nelson Engineering Plans, 2/14/2019					
REVISION NO.: 0					

The engineering division has reviewed your application for a Development Plan submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications and are required for sufficiency .

In addition to the required Town of Jackson submittal requirements, The Engineering Department requires applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through Tiffany Stolte of the Planning Department (tstolte@jacksonwy.gov).

A construction-staging narrative shall be submitted for review and approval with the final development plan.

Prior to Building Permit approval, the applicant shall be required to submit for Town Engineer and Planning Director approval a detailed construction staging/phasing plan and narrative on the expected public impact due to access and location from Redmond Street.

A preliminary potable water system plan shall be provided on the plans consistent with the LDR's. This plan shall include backflow device and meter locations. The existing water service size, capacity and condition needs to be verified for use for the two proposed properties. A minimum 10-foot utility easement for the water service is required if the water service configuration remains as proposed for the southern lot.

A preliminary sanitary sewer system plan shall be provided on the plans consistent with the LDR's. The proposed package lift station requires a utility easement on the southern lot and a use agreement for maintenance of the package lift station.

Infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.

A preliminary irrigation system design (if applicable) with backflow system plan shall be provided on the plans consistent with the LDR's.

A complete and detailed landscaping plan shall be required.

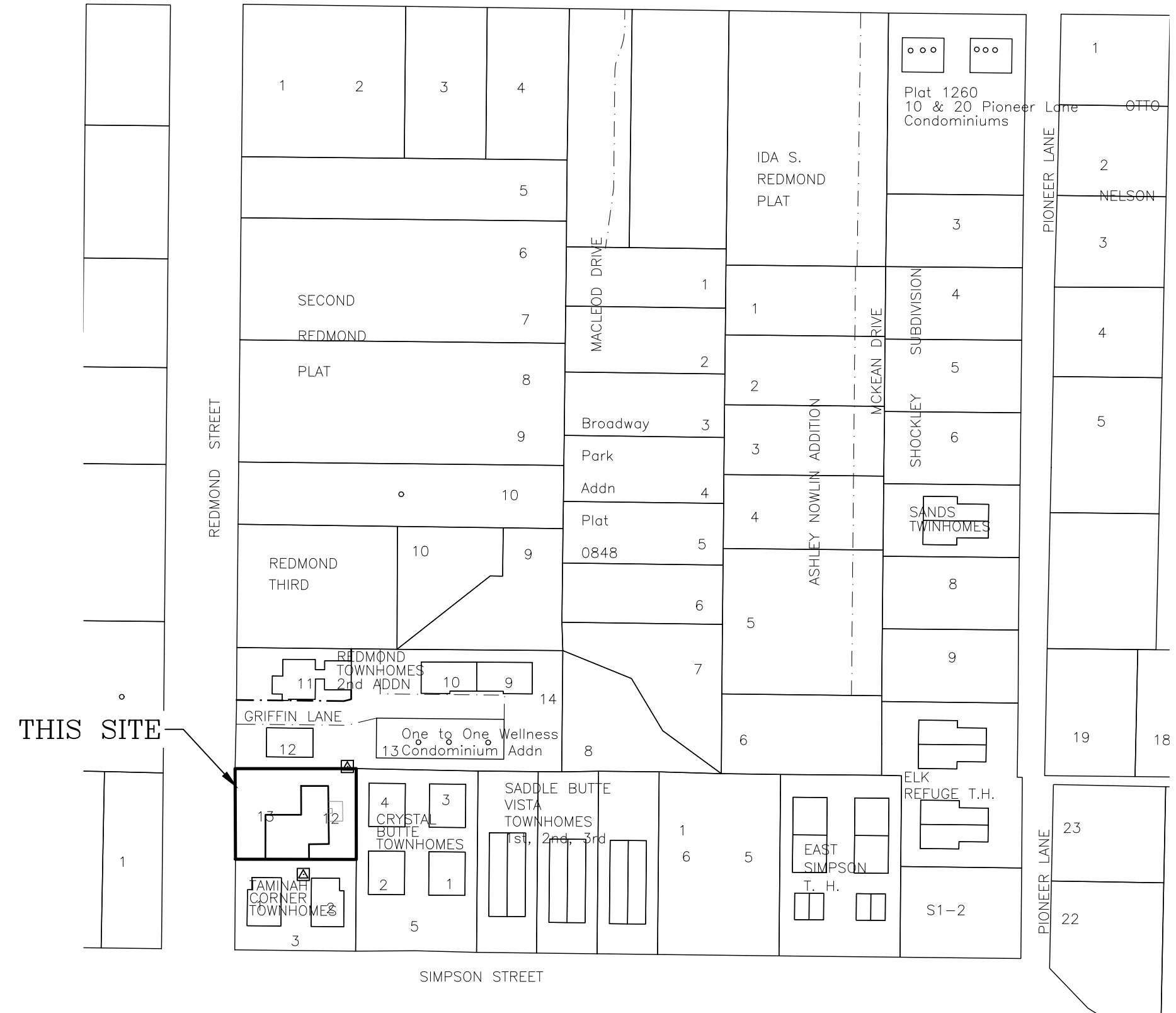
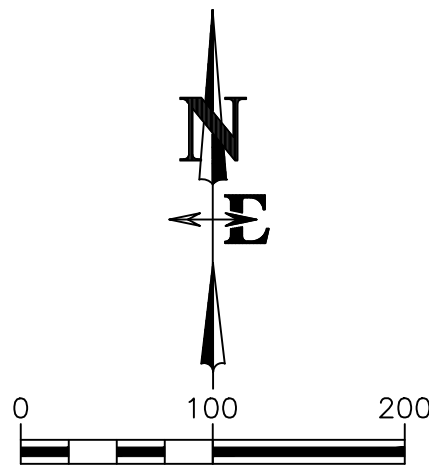
A preliminary stormwater management plan for the site shall be provided on the plans consistent with the LDR's.

A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's.

Site contours (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.

A parking and access plan per the LDR's shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
All work to be completed within the Town’s right-of-way shall be specifically addressed. The Town of Jackson Public Works department requests that the brick pavers installed in the proposed south parcel’s driveway area be salvaged, stacked and provided to the Town of Jackson Public Works Department – Streets Division. All onsite power shall be shown as underground and location(s) of transformers indicated. Snow storage areas for the site shall be indicated on the plans. Please be advised that a demolition permit shall be required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project. Please be advised that failure to commence with construction activities and/or show reasonable progress within two (2) years of Building Permit approval shall result in pulling of appropriate bonds in order to abandon utility connections to Town of Jackson utility systems (Water, Wastewater, Storm Drainage) and/or repair impacted areas of the Town right-of-way.					
START		2/21/2019	3/14/2019		
Darren Brugmann					



VICINITY MAP
pt. NW1/4NE1/4
Section 34
T41N, R116W
Town of Jackson,
Teton County, WY

- LEGEND
- = PROPERTY LINE
 - - - = SETBACK LINE
 - X - X - = FENCE LINE
 - - - - - = EDGE OF GRAVEL
 - == = BACK OF CURB WITH FLOWLINE
 - . - . - = CENTERLINE OF ROAD
 - A — = CONCRETE SIDEWALK
 - [Tree Symbol] — = ASPEN TREE
 - [Tree Symbol] — = COTTONWOOD TREE
 - [Tree Symbol] — = DECIDUOUS TREE
 - [Sign Symbol] — = SIGN
 - [Clean Out Symbol] — = CLEAN OUT
 - [Power Pole Symbol] — = POWER POLE
 - [Power Panel Symbol] — = POWER PANEL
 - [Telephone Pedestal Symbol] — = TELEPHONE PEDESTAL
 - [Found Rebar Symbol] — = FOUND REBAR WITH CAP
 - [Found Pipe Symbol] — = FOUND PIPE

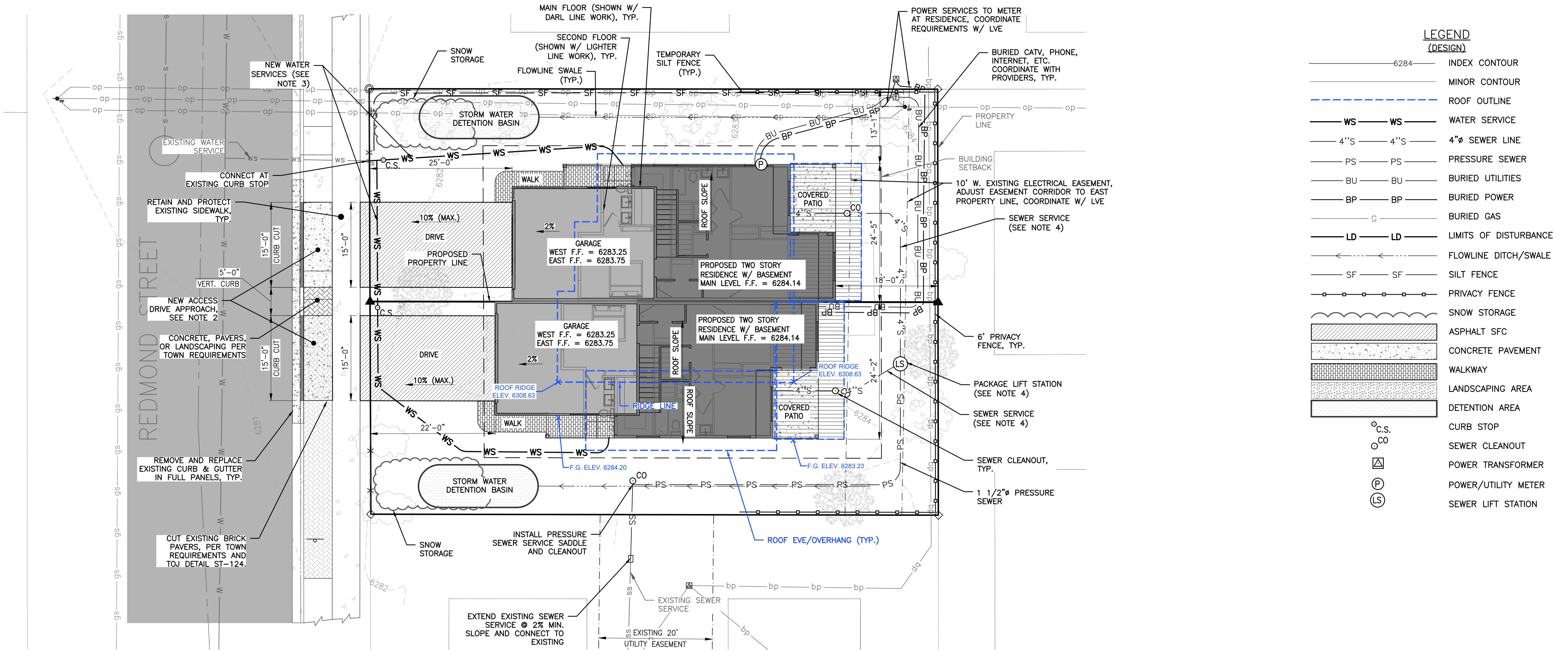
LOT 12 AND LOT 13
7503 SF

SETBACKS:
20 STREET
10 SIDE
15 REAR

EXISTING SITE PLAN
LOT 12 AND LOT 13
JOHN D. HALL PLAT NO. 131
TOWN OF JACKSON
T41N, R116W
TETON COUNTY, WY

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	2-14-18					REV.
				SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	
EX-1	KUDAR FLATS (SINGLE FAMILY ATTACHED)	EXISTING SITE		NE	jk	jk	jk	jk	
JOB NO	18-372-02	JACKSON, WYOMING							

S:\P\02\08\072-02\070 Redmond - Summit Crest Const. - Civil Services\04 Drawings\CON\TP - Site Plan.dwg (TP) - Apr 03 2015 10:26:43 am PLUTED BN: klapnick DWG: F000017 230



CONSTRUCTION NOTES:

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS 2001 EDITION AND TOWN OF JACKSON (TOJ) STANDARDS.
- NEW DRIVEWAY, SIDEWALK, CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO TOJ AND ADA STANDARDS. REPLACEMENT MATERIALS SHALL MATCH EXISTING. EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED.
- NEW WATER SERVICES SHALL BE 1"Ø COPPER. INSTALLATION OF WATER SERVICES SHALL CONFORM WITH TOJ STANDARD DETAILS W-100, W-102, W-103 & W-104. EACH WATER SERVICE SHALL PROVIDE A 3/4" METER INSTALLED INTERIOR TO EACH RESIDENCE IN ACCORDANCE WITH TOJ STANDARD DETAIL W-112. METER ASSEMBLY INCLUDING YOKE, METER VALVE AND DUAL CHECK VALVE SHALL BE PURCHASED FROM TOJ AND INSTALLED BY OWNER. IRRIGATION SYSTEMS SHALL HAVE ADEQUATE BACKFLOW DEVICES IN ACCORDANCE WITH TOJ STANDARDS.
- SEWER SERVICES FOR EACH RESIDENCE SHALL CONSIST OF 4"Ø SCH40 PVC PIPE & FITTINGS, 4"Ø CLEANOUT(S), E/ONE MODEL DHO71 GRINDER PUMP STATION, AND 1.5"Ø DR11 HDPE DISCHARGE PIPING. DISCHARGE PIPING SHALL BE CONNECTED TO AN EXTENDED SEWER SERVICE AS SHOWN. INSTALLATION OF SERVICE SHALL CONFORM TO TOJ STANDARD DETAILS SS-100 AND SS-111.
- A LANDSCAPING PLAN WILL BE PROVIDED WHEN THE APPLICANT SUBMITS FOR A BUILDING PERMIT. ONE PLANT UNIT PER ATTACHED SINGLE FAMILY HOME WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN LDR'S.
- NEW BUILDING CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO THE MOST CURRENT EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), INTERNATIONAL RESIDENTIAL CODE (IRC), THE NATIONAL ELECTRIC CODE (NEC) AND INTERNATIONAL BUILDING CODE (IBC).

170 REDMOND ST. - SITE PLAN



PROPOSED DEVELOPMENT PROGRAM			
Property Desc.: Proposed North Lot @ 170 Redmond			
Area Calculations. Please complete for each affected lot or parcel.			
	sq. ft		sq. ft
Gross Site Area	3753		3753
Land within road easements and rights-of-way	0		0
Land within existing vehicular access easements	0		0
Land between levees or banks of rivers and streams	0		0
Lakes or ponds > 1 acre	0		0
Land previously committed as open space in accordance with these or prior LDRs	0		0
50% of lands with slopes greater than 25%	0		0
Calculated Totals:	0		0
	Base Site Area (sq. ft)		Adjusted Site Area (sq. ft)
	3753		3753

Development Calculations. Please complete for each structure or use.				
	LDR Standard	Existing	Proposed	Gross
Number of units or density	1 Unit/Lot	N/A - Demo	1 Unit/Lot	N/A
Floor area, sq. ft (by use if applicable)	0.4 x 3753	N/A - Demo	1499	N/A
FAR or maximum floor area	1501	N/A - Demo	1499	N/A
Site Development, sq. ft	1876.5	N/A - Demo	1771	N/A
Landscape Surface Ratio	0.50	N/A - Demo	0.53	N/A
Setbacks				
Front or street yard, ft	20	N/A - Demo	25	N/A
Rear yard, ft	10	N/A - Demo	20.16	N/A
Side yard, ft	10	N/A - Demo	13.5	N/A
Side yard, ft	0 (attached)	N/A - Demo	0 (attached)	N/A
Height, ridge to nearest finish grade (ft)	26' for < 3/12 roof	N/A - Demo	25.34	N/A

PROPOSED DEVELOPMENT PROGRAM			
Property Desc.: Proposed South Lot @ 170 Redmond			
Area Calculations. Please complete for each affected lot or parcel.			
	sq. ft		sq. ft
Gross Site Area	3750		3750
Land within road easements and rights-of-way	0		0
Land within existing vehicular access easements	0		0
Land between levees or banks of rivers and streams	0		0
Lakes or ponds > 1 acre	0		0
Land previously committed as open space in accordance with these or prior LDRs	0		0
50% of lands with slopes greater than 25%	0		0
Calculated Totals:	0		0
	Base Site Area (sq. ft)		Adjusted Site Area (sq. ft)
	3750		3750

Development Calculations. Please complete for each structure or use.				
	LDR Standard	Existing	Proposed	Gross
Number of units or density	1 Unit/Lot	N/A - Demo	1 Unit/Lot	N/A
Floor area, sq. ft (by use if applicable)	0.4 x 3750	N/A - Demo	1499	N/A
FAR or maximum floor area	1500	N/A - Demo	1499	N/A
Site Development, sq. ft	1875	N/A - Demo	1714	N/A
Landscape Surface Ratio	0.50	N/A - Demo	0.54	N/A
Setbacks				
Front or street yard, ft	20	N/A - Demo	25	N/A
Rear yard, ft	10	N/A - Demo	23.25	N/A
Side yard, ft	10	N/A - Demo	13.5	N/A
Side yard, ft	0 (attached)	N/A - Demo	0 (attached)	N/A
Height, ridge to nearest finish grade (ft)	26' for < 3/12 roof	N/A - Demo	25.34	N/A

DEVELOPMENT PLAN

APPLICANT: SCOTT SHEPHERD
PHONE: 307-733-5881
EMAIL: scott@scottssre.com

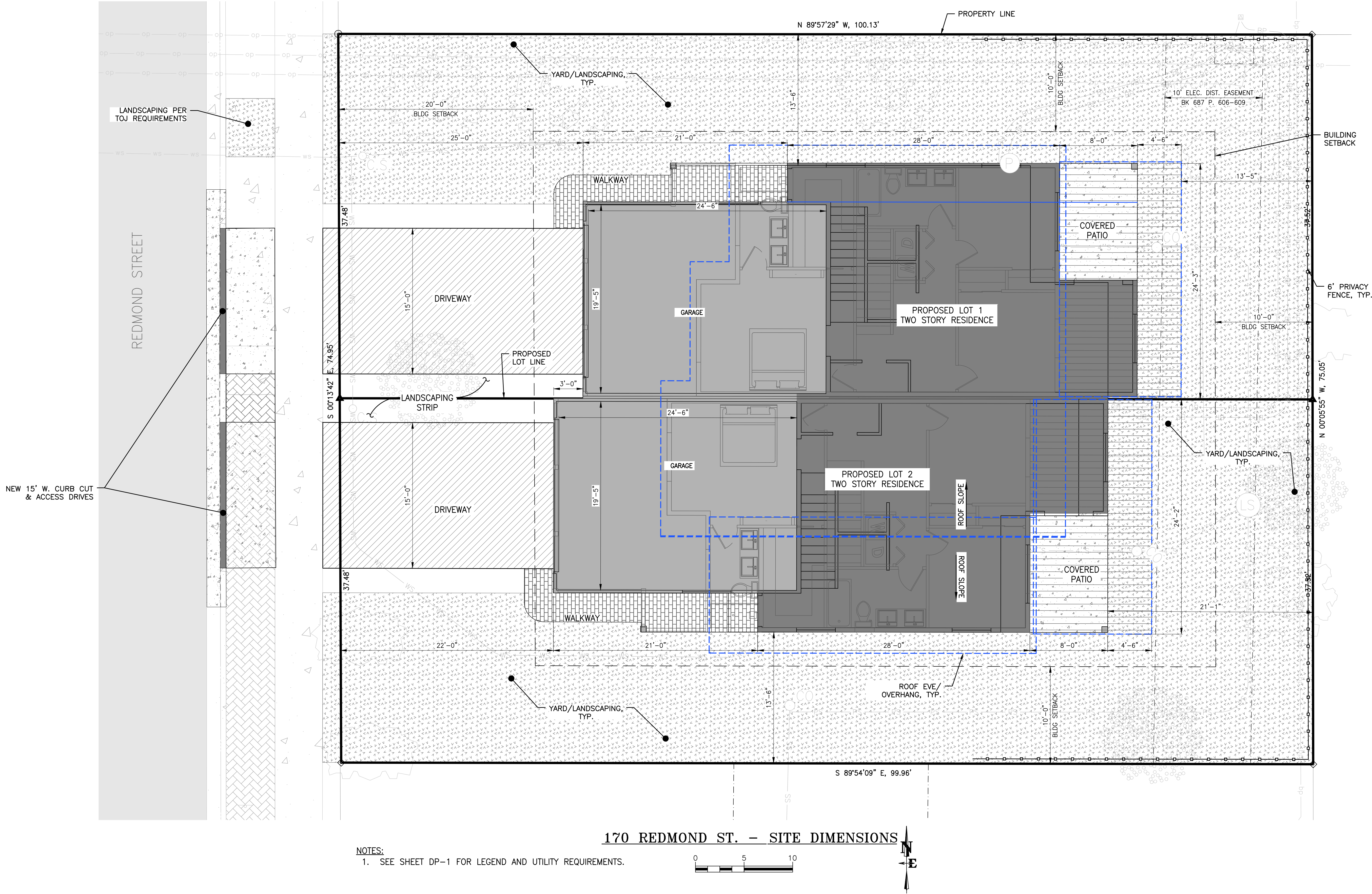
DRAWING NO	JOB TITLE	JOB NO	JOB TITLE				DRAWING TITLE				REV			
			KUDAR FLATS (SINGLE FAMILY ATTACHED)				SITE PLAN				4-3-19			
DP-1											DATE	SURVEYED	ENGINEERED	DRAWN
												NE	jk	jk
												CHECKED	jk	jk
												APPROVED	jk	jk

18-372-02

170 REDMOND STREET
JACKSON, WYOMING

NELSON
ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

S:\P\02\08\072-02\070 Redmond - Smart Crest Const. - Civil Services\A Planning\Civil\TP - Site Planning - SITE DIMENSIONS.dwg - Apr 03 2019 10:56:53 am PLOTTED BY: jkph444444 DWG: 020411.dwg



DEVELOPMENT PLAN

APPLICANT: SCOTT SHEPHERD
PHONE: 307-733-5881
EMAIL: scott@scottssre.com

DRAWING NO	JOB TITLE	JOB NO	DRAWING TITLE		DATE		REV	
			SITE DIMENSIONS		2-14-18		4-3-19	
DP-2	KUDAR FLATS (SINGLE FAMILY ATTACHED)				SURVEYED	NE	ENGINEERED	jk
	170 REDMOND STREET				DRAWN	jk	CHECKED	jk
18-372-02	JACKSON, WYOMING				APPROVED	jk	APPROVED	jk

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

February 15th, 2019
Town of Jackson
150 East Pearl Ave.
Jackson, WY 83001

ATTN: Brendan Conboy

RE: Project Narrative: Kudar Flatts Development Plan - 170 Redmond St. (Preapplication Conference #P18-315)

Dear Brendan:

Please find attached Development Plan (DP) for 170 Redmond for your review. The proposed development is located in Neighborhood Medium (NM-1) zoning and has been advanced from the preapplication phase to include the construction of two single-family attached homes. Construction of the new residences will require demolition of the existing residence.

The proposed development has been prepared to comply with the following findings of approval as presented in LDR Section 8.5.2.

1. Is consistent with the desired future character described for the site in the Jackson;
2. Complies with the Town of Jackson Design Guidelines;
3. Complies with all relevant standards of these LDRs and other Town Ordinances; and
4. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

The submittal package, including planning permit application, title report, site plans(s) and architectural drawings with floor plans is believed to provide sufficient information for a DP level submittal and approval for a lot subdivision.

Please note that landscaping, final grading, stormwater run-off calculations and design, and lighting plans will be provided in detail with the building permit submittal. With exception to these items, all comments made by town entities are addressed within the development plan drawings provided (see DP-1 & DP-2).

If you find there to be submittal deficiencies, please don't hesitate to contact me so they can be addressed prior to review by other Town departments/entities.

Respectfully submitted,



Josh Kilpatrick, PE

Encl.

CC: Scott Shepherd



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Kudar Flats - Development plan for attached single family homes (2 ea.)
Physical Address: 170 Redmond
Lot, Subdivision: Lots 12-13 PIDN: 22-41-16-34-1-18-005

PROPERTY OWNER.

Name: Scott & Donna Shepherd Phone: 307-733-5881
Mailing Address: P.O. Box 3393 ZIP: 83001
E-mail: scott@scottsre.com \ henley@scottsre.com

APPLICANT/AGENT.

Name: Josh Kilpatrick Phone: 307-733-2087
Mailing Address: P.O. Box 1599 ZIP: 83001
E-mail: jkilpatrick@hotmail.com

DESIGNATED PRIMARY CONTACT.

☒ Property Owner ☐ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit	Physical Development	Interpretations
☐ Basic Use	☐ Sketch Plan	☐ Formal Interpretation
☐ Conditional Use	☒ Development Plan	☐ Zoning Compliance Verification
☐ Special Use	☐ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	☐ LDR Text Amendment
☐ Administrative Adjustment	☒ Subdivision Plat	☐ Map Amendment
☐ Variance	☐ Boundary Adjustment (replat)	Miscellaneous
☐ Beneficial Use Determination	☐ Boundary Adjustment (no plat)	☐ Other: _____
☐ Appeal of an Admin. Decision	☐ Development Option Plan	☐ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P18-315 Environmental Analysis #: n/a per preapplication
Original Permit #: _____ Date of Neighborhood Meeting: n/a per preapplication

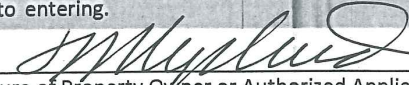
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☐ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.


Signature of Property Owner or Authorized Applicant/Agent

Name Printed

SCOTT M. SHEPHERD

Date

Title

2/21/19

OWNER

OWNERSHIP AND ENCUMBRANCE REPORT

Issued To:

Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

Report No.: W-19565
Effective Date: November 30, 2018
Current Date: December 28, 2018
Cost: \$100.00

Project Reference: Shepherd

Property Address: 170 Redmond Street, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Donna Hasenbein Shepherd and Scott Michael Shepherd, Trustees of the Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto and Scott Michael Shepherd and Donna Hasenbein Shepherd, Trustees of the Scott Shepherd Living Trust dated November 2, 1994, and any amendments thereto, each an undivided one-half interest

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"
LEGAL DESCRIPTION

The North 75 feet of Lots 12 and 13 of Block 1 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 12, 1947, as Plat No. 131.

PIDN: 22-41-16-34-1-18-005

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. Taxes, special and general, assessment districts and service areas for the year 2018.

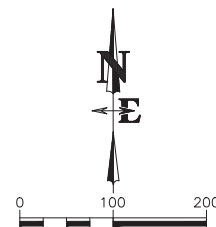
Tax ID No.: OJ-001799
1st Installment: \$2,252.26 PAID
2nd Installment: \$2,252.25 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.

2. General taxes for the year 2019, a lien in the process of assessment, not yet due or payable.
3. All matters as delineated on the Official Plat of John D. Hall Plat, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 131.
[Plat 131](#)
4. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to Kent Thornley and Marsha Thornley, husband and wife, in a document recorded April 8, 1983, as (book) 137 (page) 349, Official Records:
Purpose: Encroachment
[B137P349](#)
5. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 20, 1993, as (book) 273 (page) 845, Official Records.
[B273P845](#)
6. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, recorded January 4, 2008, as (book) 687 (page) 606, Official Records.
[B687P606](#)
7. A Mortgage to secure an indebtedness in the amount of \$417,000.00, and any other obligations secured thereby, dated July 30, 2008, recorded August 5, 2008, as (instrument) 0735665 (book) 705 (page) 603, and rerecorded August 18, 2008 as book 706, page 245, instrument 0736428, Official Records.

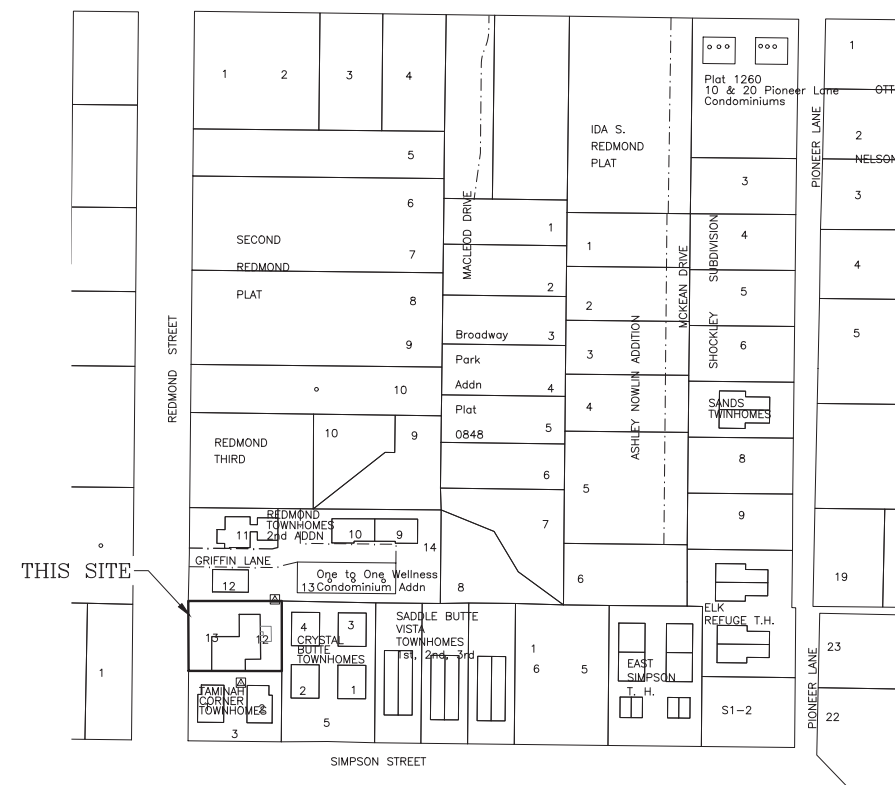
Mortgagor: Scott M. Shepherd and Donna H. Shepherd, husband and wife
Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS") acting solely as nominee for First Bank of Idaho fsb dba First Bank of the Tetons
Loan No: 494029598
MIN No.: 100174101000141733
[B705P603 B706P245](#)

***** End of Encumbrances *****

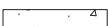


SETBACKS:
20 STREET
10 SIDE
15 REAR

EXISTING SITE PLAN
LOT 12 AND LOT 13
JOHN D. HALL PLAT NO. 131
TOWN OF JACKSON
T41N, R116W
TETON COUNTY, WY



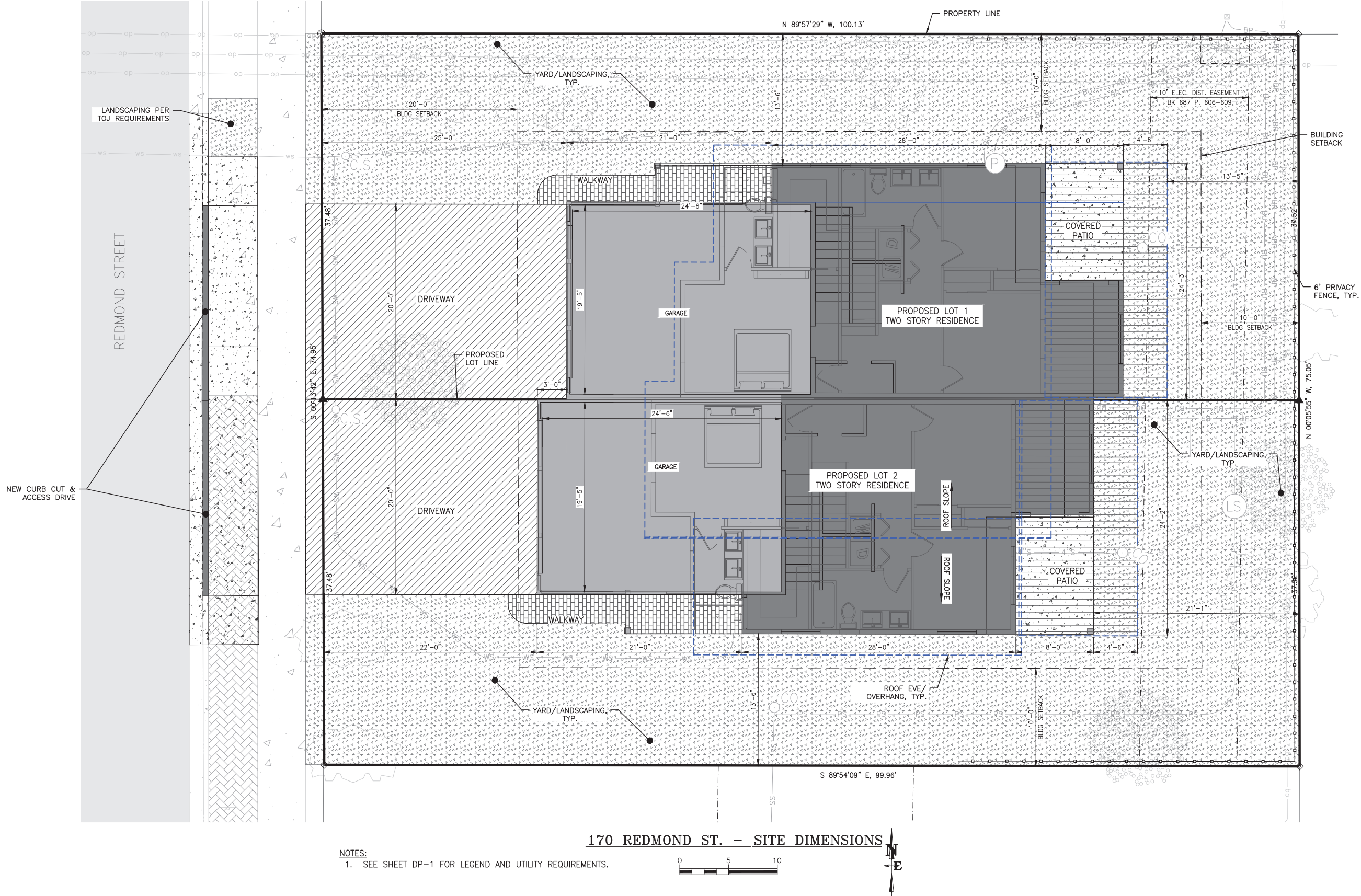
VICINITY MAP
pt. NW1/4NE1/4
Section 34
T41N, R116W
Town of Jackson,
Teton County, WY

- | | | |
|---|---|----------------------------|
|  | = | PROPERTY LINE |
|  | = | SETBACK LINE |
|  | = | FENCE LINE |
|  | = | EDGE OF GRAVEL |
|  | = | BACK OF CURB WITH FLOWLINE |
|  | = | CENTERLINE OF ROAD |
|  | = | CONCRETE SIDEWALK |
|  | = | ASPEN TREE |
|  | = | COTTONWOOD TREE |
|  | = | DECIDUOUS TREE |
|  | = | SIGN |
|  | = | CLEAN OUT |
|  | = | POWER POLE |
|  | = | POWER PANEL |
|  | = | TELEPHONE PEDESTAL |
|  | = | FOUND REBAR WITH CAP |
|  | = | FOUND PIPE |

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307)



S:\Proj\2018\170 Redmond - Summit Crest Const. - Civil Services\14 Drawings\DWG\1P - Site Planning SITE DIMENSIONS.dwg - Feb 14 2019 10:23:02 pm PLOTTEE BY klapstick DWG TIDWAT 231



NOTES:
1. SEE SHEET DP-1 FOR LEGEND AND UTILITY REQUIREMENTS.

170 REDMOND ST. - SITE DIMENSIONS

DEVELOPMENT PLAN

APPLICANT: SCOTT SHEPHERD
PHONE: 307-733-5881
EMAIL: scott@scottstre.com

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	REV.				
				2-14-18	NE	JK	JK	JK
DP-2	KUDAR FLATS (SINGLE FAMILY ATTACHED)	SITE DIMENSIONS						
18-372-02	170 REDMOND STREET JACKSON, WYOMING							

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



KUDAR FLATS

170 REDMOND ST.
JACKSON, WY83001

- * INTENDED USE TO BE OWNER OCCUPIED.
- * LOCAL JURISDICTION (AHJ) TO BE TOWN OF JACKSON.
- * ALL DESIGN CRITERIA TO MEET TOWN OF JACKSON.

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DESIGN INFORMATION:	
OCCUPANCY	RESIDENTIAL
BUILDING CATEGORY	SINGLE FAMILY ATTACHED
LOWER LEVEL FINISHED SQ FT	1,174
MAIN LEVEL FINISHED SQ FT	1,310
MAIN LEVEL DECKS OR PATIOS SQ FT	192
UPPER LEVEL FINISHED SQ FT	1,620
UPPER LEVEL DECKS OR PATIOS SQ FT	484
GARAGE SQ FT	868
TOTAL BUILDING SQ FT	4,104

APPLICABLE CODES:	
NATIONAL	2012 INTERNATIONAL RESIDENTIAL CODE
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE
PLUMBING	2015 INTERNATIONAL PLUMBING CODE
ELECTRICAL	2014 NATIONAL ELECTRICAL CODE - NFPA 70
ENERGY	2012 INTERNATIONAL ENERGY CONSERVATION CODE

DESIGN CRITERIA:	
SOIL - BEARING PRESSURE	3,500 PSF (BEARING) 900PSF (SKIN FRICTION)
WIND SPEED	90 MPH PER 3 SEC. GUST
SEISMIC - DESIGN CATEGORY	D
ROOF - DEAD LOAD	15 PSF
ROOF - SNOW LOAD	75 PSF
FLOOR - DEAD LOAD	15 PSF
FLOOR - LIVE LOAD	40 / 30 PSF
FROST DEPTH	34"

PREFAB HOME MANUFACTURER:	
NAME	TIMBERHAWK INC. DBA ZIP KIT HOMES
PHONE	(435) 340-1171
EMAIL	sales@zipkithomes.com
WEBSITE	www.zipkithomes.com
PLANT LOCATION	5547 SOUTH 5TH AVENUE POCATELLO ID 83204

DEFERRED SUBMITTALS

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GENERAL CONSTRUCTION NOTES

1.

EGRESS WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20", THE MINIMUM CLEAR HEIGHT SHALL BE 24". THE SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR. ALL MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SEPARATE TOOLS.
2.

PROPER WORKING CLEARANCES MUST BE PROVIDED AND MAINTAINED ABOUT ALL ELECTRICAL EQUIPMENT.
3.

FURNACE COMPARTMENT CLEARANCES AND DOOR TO BE PER MANUFACTURER'S SPECIFICATIONS.
4.

ALL BATHS TO BE PROVIDED WITH MINIMUM 50 CFM EXHAUST FANS VENTED DIRECTLY TO THE OUTSIDE.
5.

ALL VENTING TO BE VENTED TO THE EXTERIOR OF THE HOME.
6.

ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" MINIMUM TO 1/4" MAXIMUM OPENINGS. THE TOTAL NET FREE VENTILATION ARE SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CELLING.
7.

ALL LOCKS TO BE UNLOCKABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY.
8.

SERVICE DISCONNECTS TO BE LOCATED AT THE POINT OF SERVICE ENTRANCE.
9.

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR EQUAL.
10.

IF A GARAGE IS BUILT ONSITE, THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY MEANS OF 5/8" TYPE X SHEET ROCK OR EQUIVALENT APPLIED TO THE GARAGE SIDE. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN WALL AND CELLING AND BETWEEN WALL AND FLOOR CAVITIES. FIRE STOPPING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESS' OF 1" NOMINAL LUMBER OR 23/32" PLYWOOD OR 3/4" PARTICLE BOARD. AN EQUIVALENT MATERIAL MUST BACK ALL JOINTS. ALL WALL AND CELLING FINISHES MUST HAVE A FLAME SPREAD CLASSIFICATION OF LESS THAN 200. THE SMOKE DENSITY SHALL NOT BE GREATER THAN 450.
11.

ALL LIVABLE ROOMS MUST BE PROVIDED WITH NATURAL LIGHT EQUAL TO 8 PERCENT OF GROSS FLOOR AREA. THOSE ROOMS SHALL ALSO BE PROVIDED NATURAL VENTILATION EQUAL TO 4 PERCENT OF GROSS FLOOR AREA. BATHROOMS MAY BE PROVIDED WITH MECHANICAL VENTILATION, WHICH HAS A RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR IS TO BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
12.

DESIGN AND CONSTRUCTION OF THE FOUNDATION, PORCHES, DECKS, GARAGES OR OTHER AUXILIARY STRUCTURE SHALL BE THE RESPONSIBILITY OF OTHERS AND SUBJECT TO APPROVAL BY THE APPLICABLE BUILDING INSPECTOR.
13.

ALL WINDOWS SHALL BE CERTIFIED FOR WIND PRESSURES OF 42.0 PSF AT END ZONES & 34.0 PSF AT INTERIOR ZONES CORRESPONDING TO 120 MPH (3 SEC. GUSTS).
14.

ALL DOORS, INCLUDING PATIO AND SLIDING GLASS DOORS, SHALL BE CERTIFIED FOR WIND PRESSURES OF -42.0 PSF (+31.5 PSF) FOR END ZONES AND -34.0 PSF (+31.5 PSF) FOR INTERIOR ZONES CORRESPONDING TO 120 MPH WIND (3 SEC. GUSTS).
15.

WIND DESIGN BASED ON A 15-FOOT MEAN ROOF HEIGHT.
16.

FOR HOMES LOCATED IN WIND-BORNE DEBRIS REGIONS (120 MPH – 3 SEC. GUSTS OR WITHIN 1 MILE OF COASTAL AREAS WHERE WIND SPEED IS 110 MPH OR GREATER) WINDOWS MUST BE PROVIDED WITH PROTECTION CONSISTING OF 7/16" RATED SHEATHING PANELS TO COVER THE OPENING AND #8x2 1/2" SCREWS TO BE SPACED AT 16" OC AROUND OPENINGS LESS THAN 4' WIDE, 12" OC FOR OPENINGS LESS THAN 6' WIDE AND 9" OC FOR OPENINGS LESS THAN 8' WIDE.
17.

FOUNDATION AND ANCHORAGE OF UNIT TO FOUNDATION MUST BE CAPABLE OF WITHSTANDING 230#/FT. VERTICAL UPLIFT LOAD ALONG EACH SIDEWALL AND 332# COMBINED SLIDING LOAD.

A PERMANENT CERTIFICATE

- SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING /ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND /OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. ---IRC N1101.9

INSPECTIONS ARE REQUIRED:

- FOR ALL STUCCO AND EIFS SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND ICC EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EIFS SYSTEM USED.-IRC R109.1.5

BASEMENT NOTES:

- SHOW THAT EGRESS WINDOW WELLS ARE PROVIDED FOR BASEMENT EGRESS WINDOWS AND SUCH WINDOW WELLS SHALL PROVIDE A MINIMUM NET CLEAR OPENING OF 9 SQ FT WITH A MINIMUM DIMENSION OF 36 INCHES. SHOW A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44 INCHES DEEP'. -IRC R31 0.2

GENERAL BUILDING NOTES

1.

BUILDING SHALL BE LOCATED WITHIN SETBACKS REQUIRED FROM KNOWN OR ASSUMED PROPERTY LINES AS PER LOCAL BUILDING AND ZONING DEPARTMENT REQUIREMENTS.
2.

BUILDING TO BE INSTALLED ON A PERMANENT FOUNDATION.
3.

BUILDING IS NOT DESIGNED FOR OR APPROVED FOR "WILDLAND-URBAN INTERFACE FIRE AREA".
4.

BUILDING NOT TO BE INSTALLED WHERE SNOW, WIND OR SEISMIC CRITERIA EXCEEDS THOSE LISTED IN THE DESIGN CRITERIA OF THIS HOME.
5.

BUILDING NOT TO BE INSTALLED IN A FLOOD PRONE ZONE.
6.

ALL MANUFACTUERES' SPECIFICATIONS SHALL BE MET WHEN THEIR MATERIALS ARE USED.
7.

ON-SITE CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS OF DRAWINGS AT THE SITE.
8.

ALL OMMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS OR PECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE MODULAR HOME MANUFACTUREE AND DESIGNER BEFORE PROCEEDING.
9.

IT SHALL BE THE RESPONSIBILITY OF THE ONSITE CONTRACTOR TO COORDINATE WITH ALL TRADES ON ANY ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM THAT ARE NOT INDICATED ON THE DRAWINGS.
10.

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSWHERE UNLESS NOTED OR SHOWN OTHERWISE.
11.

ONSITE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS TO MATCH DETAILS ON THE DRAWINGS.
12.

ONSITE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION AROUND THE JOBSITE.
13.

ALL NAILING AND FASTENING TO CONFORM TO TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMEBERS OF THE 2015 IRC BUILDING CODE.
14.

BATHROOM VENT FANS TO BE DUCTED TO THE EXTERIOR, 50 CFM MINIMUM.
15.

ALL PLUMBING IS TYPICALLY STUBBED THROUGH THE FLOOR OF EACH MODULE. MATERIALS AND LABOR TO CONNECT PLUMBING BELOW THE FLOOR LEVEL TO BE PROVIDED ONSITE BY OTHERS

EARTHWORK AND FOUNDATIONS

1.

GEOTECHNICAL REPORT: PERFORM SOILS WORK COMPLYING WITH FOUNDATION DESIGN BASED ON RECOMMENDATIONS IN SOILS REPORT. SEE STRUCTURAL COVER SHEET (SCS) FOR SOILS REPORT NUMBER AND DATE.
2.

ALLOWABLE FOUNDATION DESIGN VALUES PER GEOTECHNICAL REPORT: VALUES BELOW MAY BE INCREASED 33 PERCENT FOR TRANSIENT LOADING.
3.

BEARING CAPACITY: SEE PROJECT DESIGN CRITERIA
4.

PASSIVE LATERAL BEARING PRESSURE: SEE PROJECT DESIGN CRITERIA
5.

COEFFICIENT OF FRICTION: SEE PROJECT DESIGN CRITERIA
6.

GRADING, EXCAVATIONS, BACKFILL AND COMPACTION OF BACKFILL: COMPLY WITH GEOTECHNICAL REPORT AND REQUIREMENTS OF GOVERNING CODE AUTHORITY AND PERFORMED ONLY UNDER CONTINUOUS SPECIAL INSPECTION OF GEOTECHNICAL ENGINEER.
7.

PREPARATION OF SOIL UNDER BUILDING PAD: SEE GEOTECHNICAL REPORT FOR OVER-EXCAVATION OF EXISTING SOIL AND INSTALLATION OF PROPERLY COMPACTED BACKFILL.
8.

FOUNDATION EXCAVATIONS: FOUNDATIONS ARE TO BEAR ON FIRM EXISTING SOIL OR APPROVED COMPACTED FILL AS INDICATED IN GEOTECHNICAL REPORT. EXCAVATIONS ARE TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. ENSURE EXCAVATIONS ARE CLEANS, DRY AND FREE OF DEBRIS OR LOOSE SOIL. SLOPE SIDES OF EXCAVATION NOT LESS THAN MINIMUM SLOPE INDICATED IN GEOTECHNICAL REPORT. CAST CONCRETE DIRECTLY AGAINST EXCAVATED SURFACES.
9.

BACKFILLING OF RETAINING WALLS: PLACE AFTER COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS (EXCLUDING SITE RETAINING WALLS) UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED (IN AREA) AND HAVE CURED FOR AT LEAST 7 DAYS.
10.

WATER EXPOSURE AT BUILDING PERIMETER FOOTINGS: AT AREAS WHERE SIDEWALKS OR PAVING DO NOT IMMEDIATELY ADJOIN STRUCTURE. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AT BUILDING PERIMETER. LANDSCAPE IRRIGATION IS NOT PERMITTED WITHIN FIVE FEET OF BUILDING PERIMETER FOOTINGS EXCEPT WHEN ENCLOSED IN PROTECTED PLANTERS WITH DIRECT DRAINAGE AWAY FROM STRUCTURE OR WHICH COMPLIES WITH APPLICABLE CODE. DISCHARGE FROM DOWN SPOUTS, ROOF DRAINS AND SCUPPERS IS NOT PERMITTED ONTO UNPROTECTED SOILS WITHIN FIVE FEET OF BUILDING PERIMETER. REFER TO GEOTECHNICAL REPORT FOR COMPLETE REQUIREMENTS.

FIELD CONSTRUCTION NOTES

1.

FIELD VERIFICATION: FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) IN CASE OF DISCREPANCIES.
2.

DESIGN INTENT: CONTRACT DOCUMENTS INDICATE DESIGN INTENT FORE STRUCTURE IN ITS COMPLETED STATE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER), PRIOR TO PROCEEDING WITH WORK, IF DESIGN INTENT REQUIRES FURTHER CLARIFICATION.
3.

DEVIATIONS, MODIFICATIONS, AND SUBSTITUTIONS TO APPROVED STRUCTURAL DRAWINGS: MUST BE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER) AND APPROVED BY GOVERNING CODE AUTHORITY. NO DEVIATION, MODIFICATION OR SUBSTITUTION WILL BE ACCEPTED VIA SHOP DRAWING REVIEW.
4.

PROCEDURES OF CONSTRUCTION: CONTRACTOR IS RESPONSIBLE FOR PROCEDURES OF CONSTRUCTION COMPLYING WITH NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. SITE VISITS (INCLUDING STRUCTURAL OBSERVATION) BY ARCHITECT (STRUCTURAL ENGINEER) DO NOT CONSTITUTE SUPERVISIONS OF METHODS OF CONSTRUCTION.
5.

PROTECTION OF UTILITIES: LOCATE EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN ON CONTRACT DOCUMENTS, AND PROTECT THEM FROM DAMAGE. CONTRACTOR BEARS EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES IN CONJUNCTION WITH EXECUTION OF WORK.
6.

EXCAVATIONS: PROTECT STRUCTURE, ADJACENT STRUCTURES, ADJACENT PROPERTIES, STREETS, AND UTILITIES DURING EXCAVATION UTILIZING LAGGING, SHORING, UNDERPINNING AT SIDES AND RELATED PROCEDURES AS MAY BE REQUIRED. PROVIDE NECESSARY SUPPORTS FOR SOIL EXCAVATIONS. CONTRACTOR AND AFFECTED TRADES SHALL REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
7.

PROTECTION OF STRUCTURE: PROVIDE NECESSARY MEASURES TO PROTECT STRUCTURE DURING EXECUTION OF WORK.
8.

CONTRACTOR PROPOSED REVISIONS: WHERE A REVISION OF STRUCTURAL DESIGN OR CONNECTION IS PROPOSED BY CONTRACTOR TO ACCOMMODATE CONSTRUCTION TOLERANCES, CONSTRUCTION SEQUENCE AND/OR DIMENSION MODIFICATIONS, CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN APPLICABLE STATE TO PERFORM DESIGN. SUBMIT STAMPED AND SIGNED DESIGN DRAWINGS AND CALCULATIONS TO THE ARCHITECT (STRUCTURAL ENGINEER) FOR REVIEW AND THE GOVERNING CODE AUTHORITY FOR APPROVAL.
9.

ERECTION PLANS: DETERMINE PHASES OF WORK REQUIRING ERECTION PLANS ACCORDING TO APPLICABLE SAFETY REGULATIONS. MAINTAIN CERTIFIED COPIES OF ERECTION PLANS AT SITE DURING CONSTRUCTION.
10.

SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS: DESIGN AND ERECT SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH AND AS REQUIRED FOR SAFE ERECTION. ENSURE FLOOR, ROOF, AND WALL MEMBERS ARE SECURELY SHORED AND BRACED DURING CONSTRUCTION. PROVIDE SHORING AT ELEVATED BEAMS AND SLABS SUPPORTING CONCRETE OR MASONRY WALLS DURING AND AFTER WALL POUR UNTIL WALL ATTAINS DESIGN STRENGTH.
11.

TEMPORARY LOADING: ENSURE CONSTRUCTION LOADS DO NOT EXCEED INDICATED DESIGN LIVE LOAD VALUES. NOTIFY AFFECTED SUB-CONTRACTOR TRADES OF THESE DESIGN LOAD LIMITS.
12.

FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL: ENSURE STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL ARE TEMPORARY AND ARE LESS THAN DESIGN AND ALLOWABLE STRESS CAPACITIES OF INDIVIDUAL MEMBERS. DO NOT IMPAIR FULL DESIGN AND LOAD CARRYING CAPACITY OF MEMBERS DUE TO FABRICATION, SHIPMENT, OR ERECTION. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING ERECTION SEQUENCE, ERECTION PROCEDURE, TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE TO MINIMIZE RESIDUE STRESSES. PROVIDE ADDITIONAL MATERIALS FOR THE ERECTION OF STRUCTURAL STEEL SUCH AS TEMPORARY BRACING AND GUY CABLES AS MAY BE NECESSARY AT NO ADDITIONAL COST. REMOVE THESE MATERIALS UNLESS APPROVED IN WRITING BY OWNER. DO NOT TIGHTEN BOLTS IN TYPICAL BEAM TO COLUMN CONNECTIONS FOR ERECTION PURPOSES.
13.

SECURING REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND EMBEDS: FIRMLY SUPPORT AND ACCURATELY PLACE COMPLYING WITH ACI STANDARDS PRIOR TO CASTING CONCRETE OR GROUT IN MASONRY WALLS. USE TIES AND SUPPORT BARS IN ADDITION TO REINFORCING STEEL SHOWN WHERE NECESSARY. NO WELDING OF REINFORCING STEEL, INCLUDING TACK WELDING, IS PERMITTED UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER). PROVIDE PLASTIC OR PLASTIC COATED CHAIRS AND SPACERS WHEN RESTING ON EXPOSED SURFACES.
14.

COORDINATION RESPONSIBILITY: CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK INCLUDING THAT OF SUB-CONTRACTOR TRADES.
15.

SUBMITTALS: SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER) AS INDICATED ON STRUCTURAL DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL REVIEW SUBMITTAL FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMISSION.

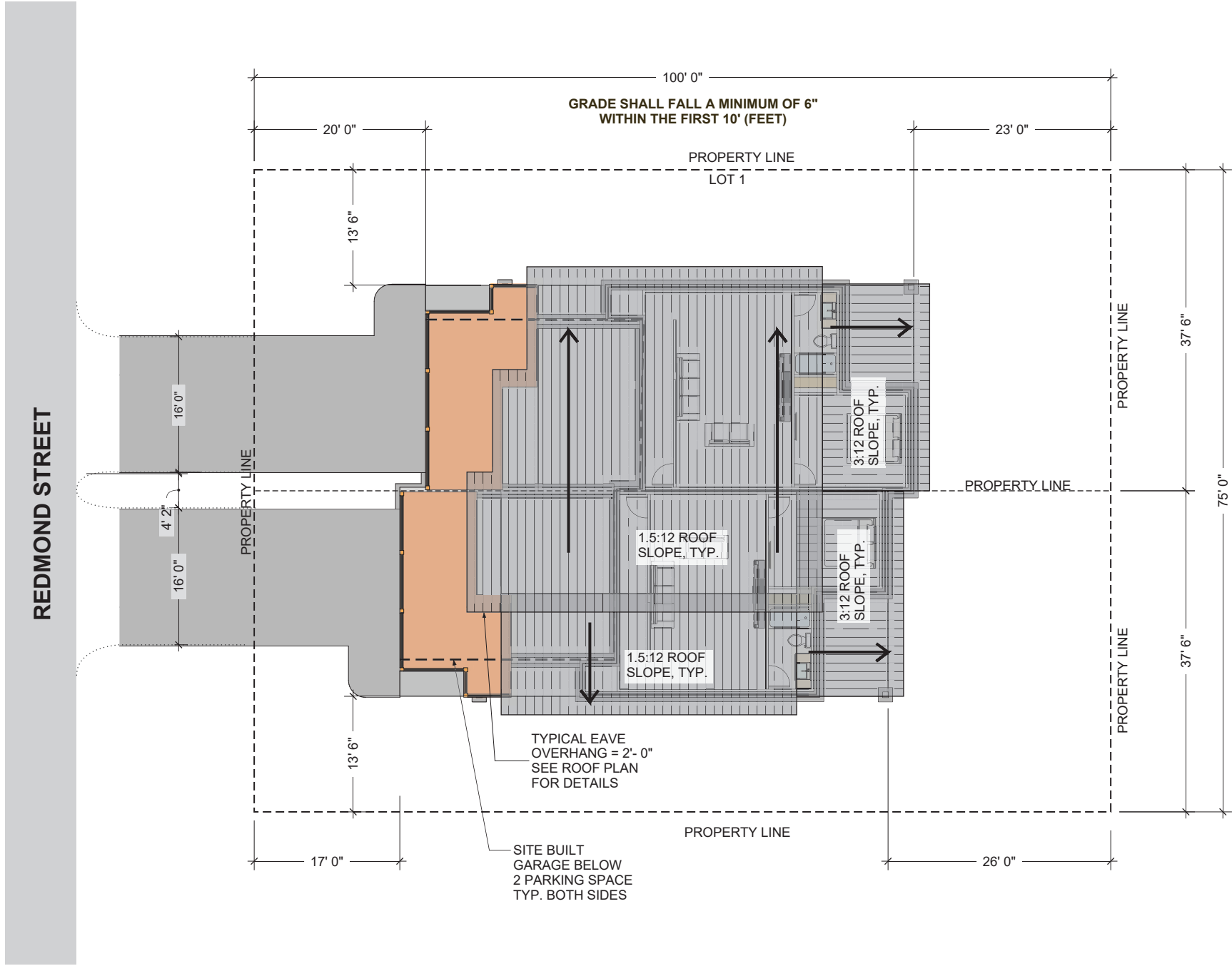
ABBREVIATIONS:

AB = ANCHOR BOLT
ABV = ABOVE
ADD'L = ADDITIONAL
ALT = ALTERNATE
AWA = ALIGN WITH ABOVE
BEW = BOTTOM EACH WAY
BLK = BLOCK
BLKG = BLOCKING
BLW = BELOW
BM = BEAM
BN = BOUNDARY NAILING
BRG = BEARING
BTM = BOTTOM
BTWN = BETWEEN
BTR = BETTER
CBC = CALIFORNIA BUILDING CODE
CLC = CEILING
CONC = CONCRETE
DBL = DOUBLE
DF = DOUGLAS FIR
DIA = DIAMETER
DJ = DECK JOIST
DP = DEEP
DR = DROP
DW = DISHWASHER
EA = EACH
EI = EXPANSION INDEX
EMBED = EMBEDMENT
EN = EDGE NAILING
EW = EACH WAY
EWB = ENGINEERED WOOD BEAM
EXT = EXTERIOR
FA = FROM ABOVE
FDN = FOUNDATION
FH = FULL HEIGHT
FJ = FLOOR JOIST
FL = FLUSH
FLR = FLOOR
FNGR = FINGER
FRMG = FRAMING
FT = FEET
FP = FIREPLACE
GA = GAGE
GLB = GLU-LAM
GT = GIRDER TRUSS
HDR = HEADER
HGR = HANGER
IBC = INTERNATIONAL BUILDING CODE
IN = INCH
INFO = INFORMATION
INT = INTERIOR
JST = JOIST
LSL = LAMINATED STRAND LUMBER
LVL = LAMINATED VENEER LUMBER
MAX = MAXIMUM
MFR = MANUFACTURER
MIN = MINIMUM
MULT = MULTIPLE
N/A = NOT APPLICABLE
N/P = NOT PROVIDED
O/C = ON CENTER
OHD = OVERHEAD DOOR
PI = PLASTICITY INDEX
PLT = PLATE
PLYWD = PLYWOOD
PNL = PANEL
PSL = PARALLEL STRAND LUMBER
PT = PRESSURE TREATED
REF = REFRIGERATOR
REV = REVISION
RF = ROOF
RO = ROUGH OPENING
RR = ROOF RAFTER
SHTG = SHEATHING
SIM = SIMILAR
SPN = SOLE PLATE NAILING
SQ = SQUARE
SQSH = SQUASH
STD = STANDARD
SW = SHEAR WALL
TP = TOP PLATE
TSL - TRIANGULAR STRAND LUMBER
TYP = TYPICAL
UC = UNDERCOUNTER
UBC = UNIFORM BUILDING CODE
UNO = UNLESS NOTED OTHERWISE
WWM = WELDED WIRE MESH
W/ = WITH
W/O = WITHOUT

ENERGY CODE NOTES:

1. PROVIDE AN ACCURATE LATEST VERSION OF RESCHECK FOR THIS HOME. ALTERNATIVE PROGRAMS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. PROVIDE ON THE APPROVED PLANS AS AN ALTERATIVE TO A SUBMITTED RESCHECK A LIST OF ALL INSULATION AND FENESTRATION PRESCRIPTIVE REQUIREMENTS BY COMPONENT (TABLE 402. 1.1) AND ALL MANDATORY HVAC / ELECTRICAL SYSTEM REQUIREMENTS MANUAL D & J CALCULATIONS & DESIGN ARE STILL REQUIRED.
3. PROVIDE AND INDICATE ON PLAN ALL LOCATIONS AND TYPE OF INSULATION TO BE INSTALLED.
4. INDICATE THAT NEW WOOD BURNING FIRE PLACES HAVE TIGHT FITTING FLUE DAMPERS OR DOORS AND OUTSIDE COMBUSTION AIR.
5. RECESSED LIGHTS INSTALLED IN CEILINGS (BUILDING THERMAL ENVELOPE) SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN THE CONDITIONED AND UNCONDITIONED SPACES. ALL SUCH RECESSED LIGHTS MUST BE IC- RATED AND LABELED FOR CONFORMANCE TO AIR LEAKAGE AND SHALL BE SEALED OR CAULKED BETWEEN THE HOUSING AND THE CEILING.
6. PROVIDE THE MAKE, MODEL, BTU'S AND EFFICIENCY OF THE FURNACE(S) OR BOILER TO BE INSTALLED AND INDICATE THE SEER OF THE A/C CONDENSER(S) TO BE INSTALLED.
7. PROVIDE R-3 INSULATION OF ALL MECHANICAL SYSTEM PIPING WITH FLUID OVER 105 DEGREE'S AND BELOW 55 DEGREE'S.
8. ALL MECHANICAL VENTILATION OUTDOOR AIR DUCT INTAKES OR EXHAUST DUCT OUTLETS (BATHROOM EXHAUST FANS) MUST BE PROVIDED WITH AN AUTOMATIC OR GRAVITY CLOSER INSTALLED AT THE BUILDING'S THERMAL ENVELOPE.
9. INSTALLED INSULATION AND U VALUES MUST MATCH WHAT IS SHOWN ON PLANS AND RESCHECK.
10. ATTIC ACCESS PANELS MUST BE INSULATED AND WEATHER STRIPPED.
11. PLEASE INDICATE IF ANY DUCTS ARE TO BE LOCATED IN ATTIC SPACE AND OR CRAWL SPACE AND IF YES SUCH DUCT WORK MUST BE PRESSURE TESTED IN ACCORDANCE WITH 2012 IECC.
12. REVIEW WITH BUILDING OFFICIAL AND DETERMINE IF A BLOWER DOOR TESTING IS REQUIRED FOR THE AIR LEAKAGE R 402.4. 1.2 AND IF 3RD PARTY ENERGY CODE COMPLIANCE INSPECTIONS OF THERMAL ENVELOPE COMPONENTS ARE REQUIRED. R 402.4.1.1
13. ROOMS CONTAINING FUEL BURNING APPLIANCE WITH OPEN OUTSIDE COMBUSTION AIR SHALL BE SEALED AND INSULATED (WALLS, FLOORS AND CEILINGS) WITH INSULATION MEETING BASEMENT WALL R VALUE REQUIREMENT IF INSULATION IS EXPOSED IT MUST BE COVERED WITH SHEETROCK OR OTHER APPROVED MATERIAL.

BUILDING COMPONENTS THERMAL ENVELOPE R402: GENERAL PRESCRIPTIVE METHOD TO COMPLIANCE	
VAPOR RETARDER: CLASS I =POLY CLASS II =KRAFT-FACED INSULATION CLASS III = PAINT	FOLLOW IRC SECTION R702.7 OR IBC SECTION 1405.3 CLASS OF VAPOR RETARDER IS BASED UPON SELECTED METHODS OF INSULATING THE EXTERIOR WALLS OF THE STRUCTURE.
WINDOWS AND DOORS U-FACTOR = 0.32	R402.1.5 TOTAL UA ALTERNATIVE MAY BE USED TO LOWER THE U-FACTOR
SKYLIGHTS U-FACTOR = 0.55	R402.1.5 TOTAL UA ALTERNATIVE MAY BE USED TO LOWER THE U-FACTOR
CEILING INSULATION WITH ATTIC SPACE = R49	R402.2.1 REDUCTION TO R38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.
CEILING INSULATION WITHOUT ATTIC SPACE = R-49	R402.2.2 REDUCTION TO R30 PROVIDED WHEN ROOF/CEILING ASSEMBLIES DON'T HAVE SUFFICIENT SPACE.
WOOD FRAMED WALL INSULATION : 2X6 WALL = R20/5	R20 IN THE CAVITY OF THE WALL AND R5 CONTINUOUS INSULATION. WALLS WITH STRUCTURAL SHEATHING SEE SECTION R402.2.7 FOR REDUCTION
WOOD FRAMED WALL INSULATION: 2X4 WALL = R13/10	R13 IN THE CAVITY OF THE WALL AND R10 CONTINUOUS INSULATION. WALLS WITH STRUCTURAL SHEATHING SEE SECTION R402.2.7 FOR REDUCTION
MASS WALLS R-19/21	DEFINED & REVIEWED BASED UPON FORMULA FROM SECTION 402.2.5
FLOOR INSULATION = R38	SEE SECTION 402.2.8 FOR DEFINITION AND EXCEPTION
BASEMENT WALL INSULATION = R-15/19	SEE SECTION 402.2.9 FOR DEFINITION R15 CONTINUOUS ON EITHER SIDE OR R19 ON INTERIOR SIDE. SEE FOOTNOTES IN R402.1.2 FOR ALTERNATIVES
CONCRETE SLAB ON GRADE INSULATION = R10/4FT	SEE SECTION R402.2.10 INSULATION DEPTH SHALL BE DEPTH OF THE FOOTING MINIMUM OF 4 FEET.
CRAWL SPACE WALL INSULATION = R15/19	SEE SECTION R402.2.11 FOR DEFINITION R15 CONTINUOUS ON EITHER SIDE OR R19 ON INTERIOR SIDE.
FENESTRATION AIR LEAKAGE: WINDOWS, SLIDING DOORS, SKYLIGHTS	</= 0.3 CFM/SF EXCEPTION FOR SITE BUILT WINDOWS, SKYLIGHTS, AND DOORS.
FENESTRATION AIR LEAKAGE: SWINGING DOORS	</= 0.5 CFM/SF EXCEPTION FOR SITE BUILT DOORS.
AIR LEAKAGE: THE BUILDING THERMAL ENVELOP SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE.	ALL PRODUCTS INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS AND BE LABELED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 IECC.
FIREPLACES NEW WOOD-BURNING UNITS	SEE SECTION R402.4.2 INFORMATION ON TIGHT FITTING DOORS AND LABELS REQUIRED.
PROGRAMMABLE THERMOSTATS REQUIRED FOR ALL HEATING AND COOLING EQUIPMENT INSTALLED IN A DWELLING UNIT.	SEE SECTION R403.1.1: THERMOSTAT TO HAVE DAILY SCHEDULES AND TEMPERATURE SETBACK FOR SCHEDULED TIMES OF THE DAY.
DUCT INSULATION: ATTIC SPACES R8 WHEN 3" DIAMETER OR GREATER	SEE SECTION R403.3.1 FOR EXCEPTION WHERE DUCTS ARE COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
DUCT INSULATION: ATTIC SPACES R6 WHEN LESS THAN 3" DIAMETER	SEE SECTION R403.3.1 FOR EXCEPTION WHERE DUCTS ARE COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
SEALING: MANDATORY FOR DUCTS, AIR HANDLERS AND FILTER BOXES.	SEE SECTION R403.3.2 FOR EXCEPTIONS.
HOT WATER BOILER OUTDOOR TEMPERATURE SETBACK:	SEE SECTION R403.2 HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SET-BACK CONTROL THAT LOWERS THE TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
MECHANICAL SYSTEM PIPING INSULATION: MANDATORY	SEE SECTION R403.4 MECHANICAL PIPING CARRYING FLUIDS ABOVE 105 F OR BELOW 55 F SHALL BE INSULATED WITH R3 MINIMUM.
CIRCULATING SYSTEMS / HEAT TRACE SYSTEMS/ DEMAND RECIRCULATION SYSTEMS:	SEE SECTION R403.5.1.1, R403.5.1.2, R403.5.2 FOR INFORMATION ON OPERATIONS AND CONTROLS FOR PUMPS AND SPECIFIC ELECTRIC HEAT TRACE SYSTEMS.
HOT WATER PIPE INSULATION REQUIRED TO BE R3	SEE SECTION R403.5.3 FOR LIST OF REQUIRED PIPING THAT REQUIRES R3
MECHANICAL VENTILATION: THE BUILDING SHOULD BE PROVIDED WITH MECHANICAL VENTILATION OR APPROVED METHOD PER REQUIREMENTS.	SEE SECTION R403.6 AND R403.6.1 FOR DEFINITIONS AND REFER THE 2015 IRC SECTIONS M1507 FOR SYSTEM DESIGN AND REQUIREMENTS.
SYSTEMS SERVING MULTIPLE DWELLING UNITS:	SEE SECTION R403.8 SHALL COMPLY WITH SECTIONS C403 AND C404 OF THE IECC – COMMERCIAL PROVISIONS IN LIEU OF SECTION R403
SNOW MELT SYSTEMS AND ICE SYSTEM CONTROLS:	SEE SECTION R403.9 AUTOMATIC CONTROLS SHUTTING SYSTEM WHEN PAVEMENT TEMPERATURE >50 F AND NO PRECIPITATIONS FALLING. AUTOMATIC OR MANUAL CONTROL TO SHUTOFF AS OUTDOOR TEMP > 40 F
POOLS/ PERMANENT & PORTABLE SPAS:	SEE SECTIONS R403.10 THROUGH R403.12 HEATERS, TIME SWITCHES, COVERS, ENERGY CONSUMPTION.
EQUIPMENT SIZING AND EFFICIENCY RATING	SEE SECTION R403.7 AND REFER TO IRC M1401.3
LIGHTING EQUIPMENT	SEE SECTION R404.1: 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% OF PERMANENTLY INSTALLED FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION TO LOW VOLTAGE LIGHTING.
FUEL GAS LIGHTING SYSTEMS:	SEE SECTION R404.1.1: FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.



SITE ADDRESS:
170 REDMOND ST.
JACKSON, WY 83001

UTILITY CONNECTIONS:

1. SEWER, WATER AND GAS LINES MUST BE BURIED UNDERGROUND.
2. FOLLOW CODE REQUIREMENTS FOR SLOPING AND BEDDING OF PIPING.
3. PLACE AND CONTACT FILL AS PER CODE.
4. ALL OTHER CONNECTIONS TO INCLUDE PHONE AND CABLE MUST BE BURIED AS PER CODE AND HOA REQUIREMENTS IF APPLICABLE.
5. WATER LINE TO BE 1" PIPE SPECIFIED TO COMPLY WITH ISD REQUIREMENTS. PROVIDE BACK-FLOW PREVENTION DEVICE.
6. SEWER LINE TO BE 4" PIPE SPECIFICATION TO COMPLY WITH ISD REQUIREMENTS. PROVIDE CLEAN-OUT PER CODE REQUIREMENTS.

SLOPING AND GRADING:

1. PROVIDE FINAL GRADE AFTER BACKFILL TO MAINTAIN ADEQUATE DRAINAGE AWAY FROM RESIDENCE.
2. EXCAVATION CONTRACTOR SHALL MINIMIZE IMPACT TO EXISTING VEGETATION.
3. EXCESS FILL SHALL BE REMOVED FROM JOBSITE AND DISPOSED OF AS PER LOCAL JURIDICITION.
4. AFTER CONSTRUCTION IS COMPLETE, ALL DAMAGED GRASS AREAS WILL BE RESEADED.

ADDITIONAL SITE PLAN NOTES: THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. IRC R4013



SITE PLAN
SCALE: NTS



VICINITY MAP
SCALE: NTS

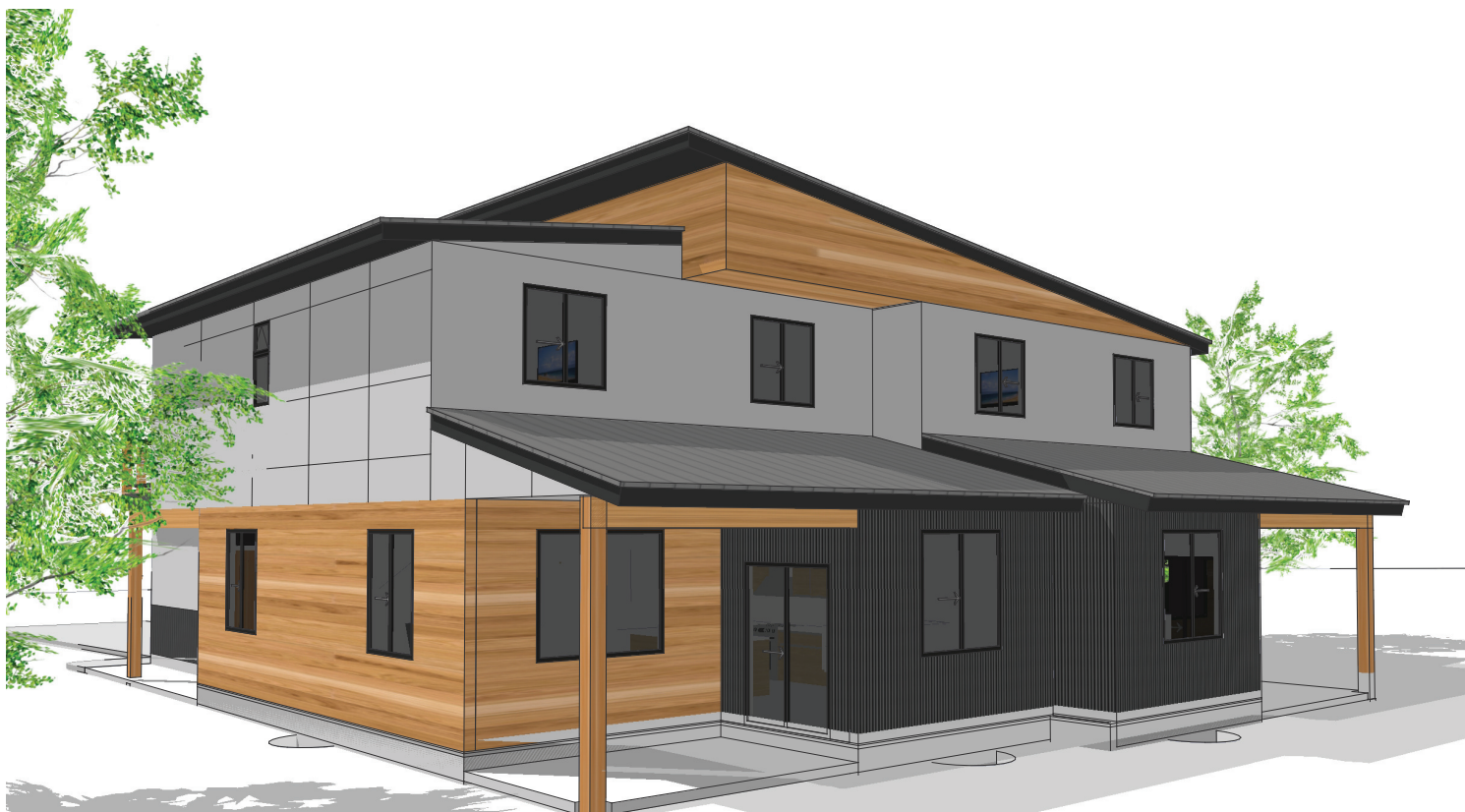
	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSE BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE SITE PLAN	SHEET A-4
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FRONT RIGHT VIEW
SCALE: NTS



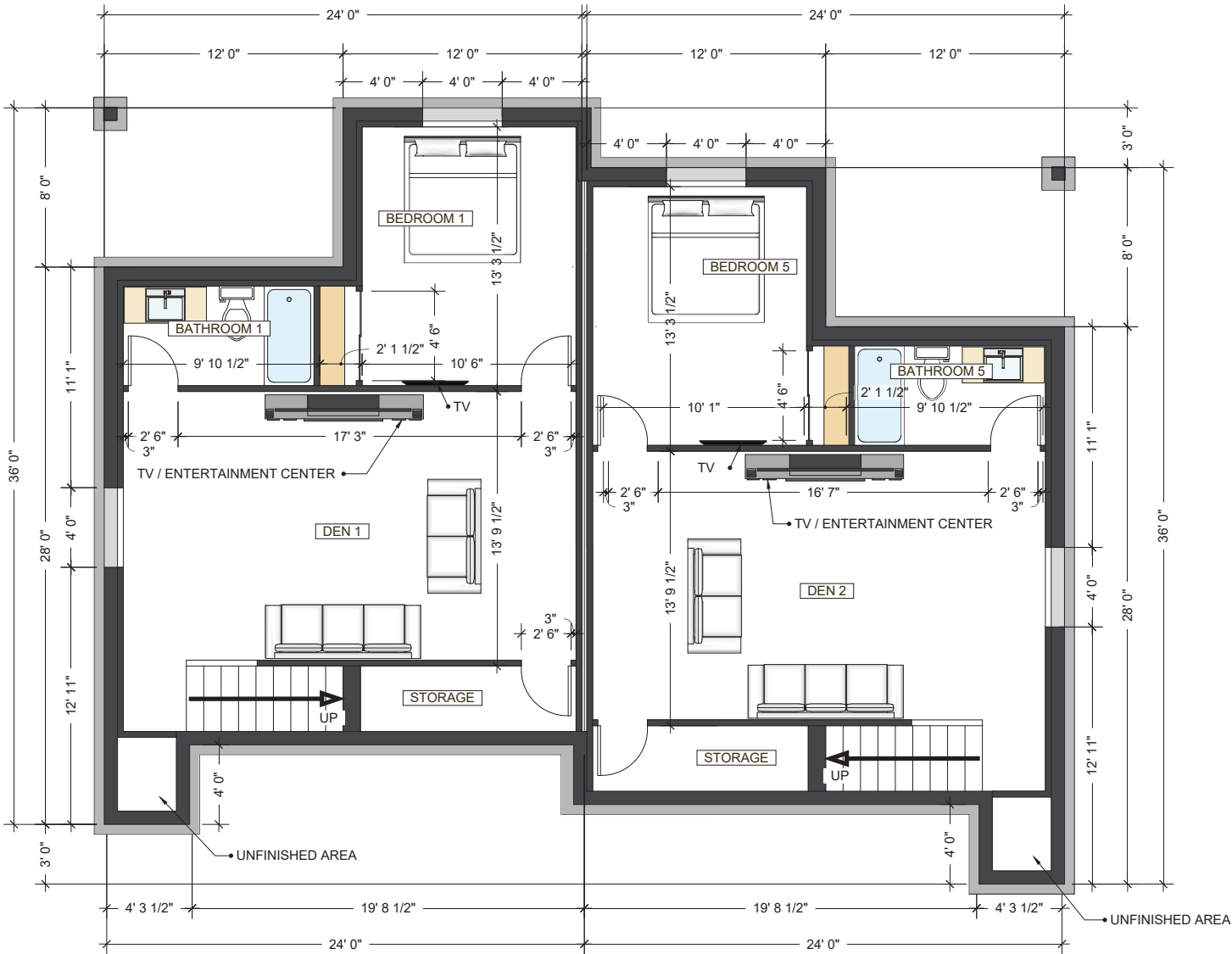
FRONT LEFT VIEW
SCALE: NTS



BACK RIGHT VIEW
SCALE: NTS



BACK LEFT VIEW
SCALE: NTS



NOTE: THE LOWER LEVEL CONSISTS OF ALL SITE BUILT CONSTRUCTION.

WINDOWS & VENTILATION

- 1. MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES. -IRC R303
- 2. NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED. -IRC R303
- 3. THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1 1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. -IRC R303.3

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- 2. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1 3/8" THICK SOLID CORE OR 20 MINUTE RATED AND MUST BE SELF-CLOSING DOORS SHALL NOT OPEN INTO A SLEEPING ROOM.-IRC R309.1

STAIRS AND GUARDRAILS:

- 1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE. -IRC 311.7.
- 2. THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4 INCHES NOR MORE THAN 2-5/8 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL -IRC R31 1.7.7.
- 4. ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA "GUARDRAIL"). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR A REPORT ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH. IRC R312
- 5. THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. -IRC R31 1.7.2
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- 7. LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES. -IRC R311 AND R31 17.5.
- 8. SHOW 12 GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. -IRC R31 1.2.2

STAIR TREAD NOSING:

- 1. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH (914.3 MM). A NOSING NOT LESS THAN 3/4 INCH (19 MM) BUT NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS.
- 2. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES (254 MM).
- 3. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS.

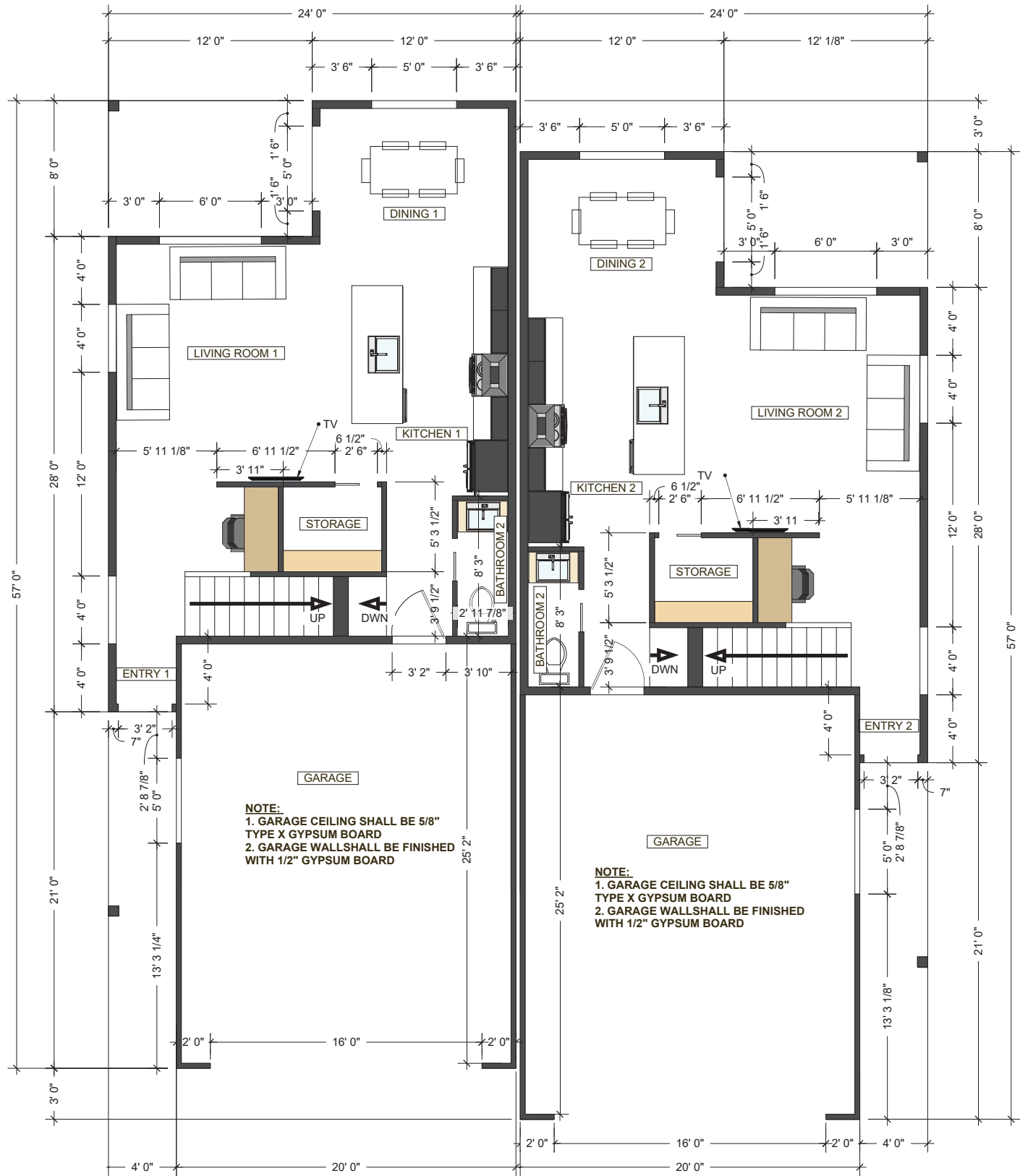
TUBS AND SHOWERS:

- WITH TILED WALLS REQUIRE DENSSHIELD® TILE BACKER.

LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSI BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE LOWER LEVEL FLOOR PLAN	SHEET A-6
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NOTE: THE MAIN LEVEL CONSISTS OF ALL SITE BUILT CONSTRUCTION.

MAIN LEVEL FLOOR PLAN

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WINDOWS & VENTILATION

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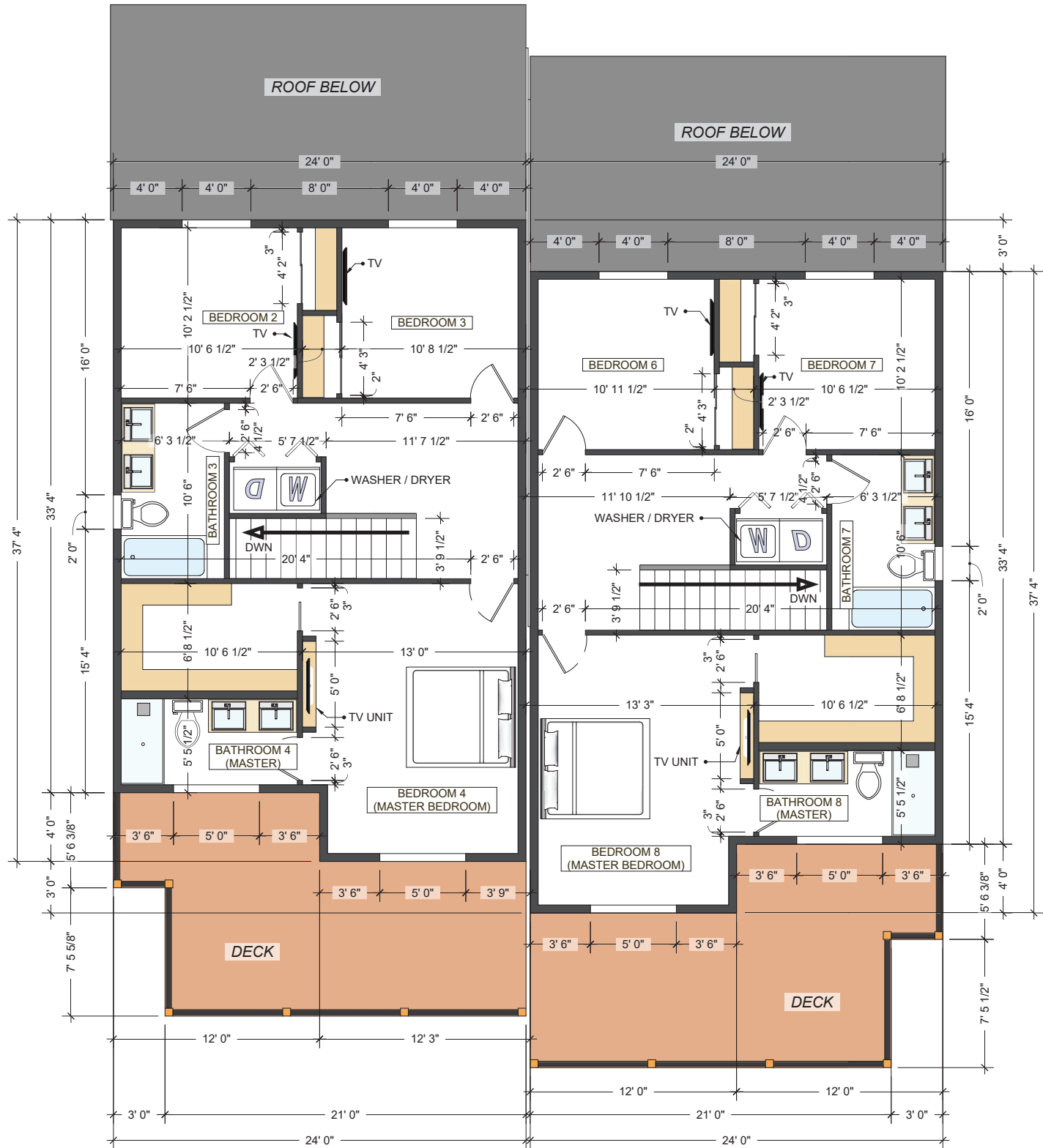
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TUBS AND SHOWERS:

- WITH TILED WALLS REQUIRE DENSSHIELD® TILE BACKER.



NOTE: THE MAIN LEVEL CONSISTS OF ALL SITE BUILT CONSTRUCTION.

UPPER LEVEL FLOOR PLAN

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WINDOWS & VENTILATION

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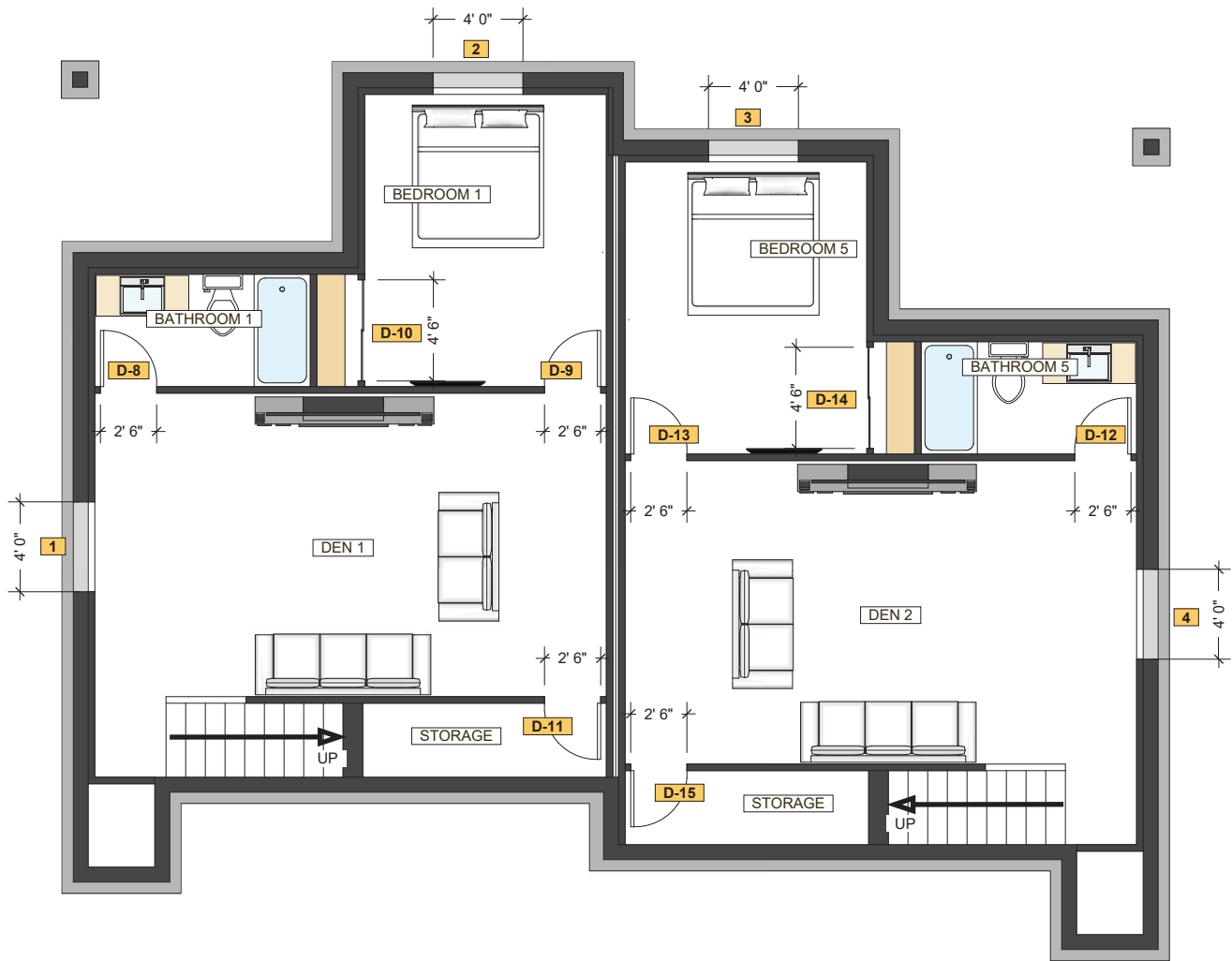
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TUBS AND SHOWERS:

- WITH TILED WALLS REQUIRE DENSSHIELD® TILE BACKER.



WINDOW AND SLIDING DOOR SCHEDULE - LOWER LEVEL FLOOR										WINDOW SCHEDULE
ALL WINDOWS (HINGE SIDE, ACTIVE SIDE, ETC.) ARE LOOKING FROM THE OUTSIDE										
WINDOW	NUMBER	LOCATION	RO WIDTH (INCHES)	RO HEIGHT (INCHES)	WINDOW TYPE	GLASS TEMPERED	EGRESS	ACTIVE SIDE (LOOKING FROM OUTSIDE)	HINGE SIDE (FOR AWNING & CASEMENT)	
	1 & 3	DEN 1 & BEDROOM 5	48	42	SLIDER		YES	RIGHT	N/A	
	2 & 4	BEDROOM 1 & DEN 2	48	42	SLIDER		YES	LEFT	N/A	

INTERIOR DOOR SCHEDULE - LOWER LEVEL FLOOR							INTERIOR DOOR SCHEDULE
DOOR	LOCATION	DOOR SIZE	DOOR TYPE	SWING (RIGHT HAND, LEFT HAND, RIGHT HAND REVERSE, AND LEFT HAND REVERSE)	JAMB SIZE	NOTES	
D-8	BATHROOM 1	24-68	HINGE	LEFT HAND	4-5/8"		
D-9	BEDROOM 1	24-68	HINGE	RIGHT HAND	4-5/8"		
D-10	BEDROOM 1	(2) 28" SLABS	BYPASS	N/A	4-5/8"		
D-11	STORAGE	24-68	HINGE	LEFT HAND	4-5/8"		
D-12	BATHROOM 5	24-68	HINGE	RIGHT HAND	4-5/8"		
D-13	BEDROOM 5	24-68	HINGE	LEFT HAND	4-5/8"		
D-14	BEDROOM 5	(2) 28" SLABS	BYPASS	N/A	4-5/8"		
D-15	STORAGE	24-68	HINGE	RIGHT HAND	4-5/8"		

WINDOW & DOOR SCHEDULE - LOWER LEVEL FLOOR

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION:

SILLS OF EXTERIOR WIDOWS WHICH ARE LOCATED MORE THAN 6 FEET ABOVE GRADE OR OTHER SURFACES BELOW THE EXTERIOR OF THE BUILDING , AND LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST COMPLY WITH WINDOW FALL PROTECTION REQUIREMENTS. THE AREA OF THE WINDOW LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST BE FIXED OR HAVE AN OPENING OR A GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE, OR FALL PREVENTION DEVICE, OR OPENING CONTROL DEVICES IRC R 312.2.1.2

TEMPERED GLASS:

- GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. -IRC TABLE R308. 3.
- SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCHES NET CLEAR OPENING. P2708.1.1
- TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT. OF STAIRS, OR GLAZING WITHIN 5 FT. OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. -IRC R308.

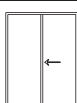
zipkithomes.com	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSI BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE WINDOW & DOOR SCHEDULES - LOWER FLOOR	SHEET	A-9

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WINDOW & DOOR SCHEDULE - LOWER LEVEL FLOOR

SCALE: 1/4" = 1'-0"

WINDOW AND SLIDING DOOR SCHEDULE - LOWER LEVEL FLOOR										WINDOW SCHEDULE
ALL WINDOWS (HINGE SIDE, ACTIVE SIDE, ETC.) ARE LOOKING FROM THE OUTSIDE										
WINDOW	NUMBER	LOCATION	RO WIDTH (INCHES)	RO HEIGHT (INCHES)	WINDOW TYPE	GLASS TEMPERED	EGRESS	ACTIVE SIDE (LOOKING FROM OUTSIDE)	HINGE SIDE (FOR AWNING & CASEMENT)	
	5	GARAGE 1	60	18	SLIDER	YES		RIGHT	N/A	
	6 & 13	ENTRY 1 & 2	38	18	FIXED	YES		N/A	N/A	
	7 & 8	LIVING ROOM 1	48	60	SIDER	YES (7)		RIGHT	N/A	
	9 & 16	LIVING ROOM 1 LIVING ROOM 2	72	60	FIXED	YES		N/A	N/A	
	10	DINING 1	60	80	SGD	YES	YES	RIGHT	N/A	
	11	DINING 1	60	60	SLIDER	YES		RIGHT	N/A	
	12	GARAGE 2	60	18	SLIDER	YES		LEFT	N/A	
	14 & 15	LIVING ROOM 2	48	60	SIDER	YES		LEFT	N/A	
	17	DINING 2	60	80	SGD	YES (14)	YES	LEFT	N/A	
	18	DINING 2	60	60	SLIDER	YES		LEFT	N/A	

EXTERIOR DOOR SCHEDULE - LOWER LEVEL FLOOR										EXTERIOR DOOR SCHEDULE
DOOR	LOCATION	DOOR SIZE	RO WIDTH (INCHES)	RO HEIGHT (INCHES)	DOOR TYPE	SWING (RIGHT HAND, LEFT HAND, RIGHT HAND REVERSE, AND LEFT HAND REVERSE)	JAMB SIZE	DRILL FOR DEADBOLT & HANDSET	THRESHOLD	NOTES
D-1	ENTRY 1	30-68	38	82.5	HINGE	RIGHT HAND	6-9/16"	YES	YES / BRONZE	N/A
D-2	GARAGE ENTRY 1	30-68	38	82.5	HINGE	RIGHT HAND	6-9/16"	YES	YES / BRONZE	N/A
D-3	GARAGE 1	160-80	219	97.5	OHD	N/A	N/A	N/A	N/A	N/A
D-4	ENTRY 2	30-68	38	82.5	HINGE	LEFT HAND	6-9/16"	YES	YES / BRONZE	N/A
D-5	GARAGE ENTRY 2	30-68	38	82.5	HINGE	LEFT HAND	6-9/16"	YES	YES / BRONZE	N/A
D-6	GARAGE 2	160-80	219	97.5	OHD	N/A	N/A	N/A	N/A	N/A

INTERIOR DOOR SCHEDULE - LOWER LEVEL FLOOR							INTERIOR DOOR SCHEDULE
DOOR	LOCATION	DOOR SIZE	DOOR TYPE	SWING (RIGHT HAND, LEFT HAND, RIGHT HAND REVERSE, AND LEFT HAND REVERSE)	JAMB SIZE	NOTES	
D-16	BATHROOM 2	24-68	POCKET	N/A	4-5/8"		
D-17	STORAGE	24-68	POCKET	N/A	4-5/8"		
D-18	BATHROOM 6	24-68	POCKET	N/A	4-5/8"		
D-19	STORAGE	24-68	POCKET	N/A	4-5/8"		

WINDOW FALL PROTECTION:

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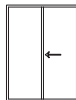
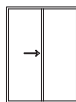
TEMPERED GLASS:

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WINDOW & DOOR SCHEDULE - UPPER LEVEL FLOOR

SCALE: 1/4" = 1'-0"

WINDOW AND SLIDING DOOR SCHEDULE - LOWER LEVEL FLOOR										WINDOW SCHEDULE
ALL WINDOWS (HINGE SIDE, ACTIVE SIDE, ETC.) ARE LOOKING FROM THE OUTSIDE										
WINDOW	NUMBER	LOCATION	RO WIDTH (INCHES)	RO HEIGHT (INCHES)	WINDOW TYPE	GLASS TEMPERED	EGRESS	ACTIVE SIDE (LOOKING FROM OUTSIDE)	HINGE SIDE (FOR AWNING & CASEMENT)	
	19	BEDROOM 4	60	84	SGD	YES	YES	RIGHT	N/A	
	20	BATHROOM 4	60	48	SLIDER	YES		LEFT	N/A	
	21 & 26	BATHROOM 3 & 7	24	48	AWNING 18" (ABOVE) FIXED 30" (BELOW)	YES		N/A	TOP	
	22 & 23	BEDROOM 2 & 3	48	48	SLIDER	YES	YES	RIGHT	N/A	
	24 & 25	BEDROOM 6 & 7	48	48	SLIDER	YES	YES	LEFT	N/A	
	27	BATHROOM 8	60	84	SLIDER	YES		RIGHT	N/A	
	28	BEDROOM 8	60	84	SGD	YES		LEFT	N/A	

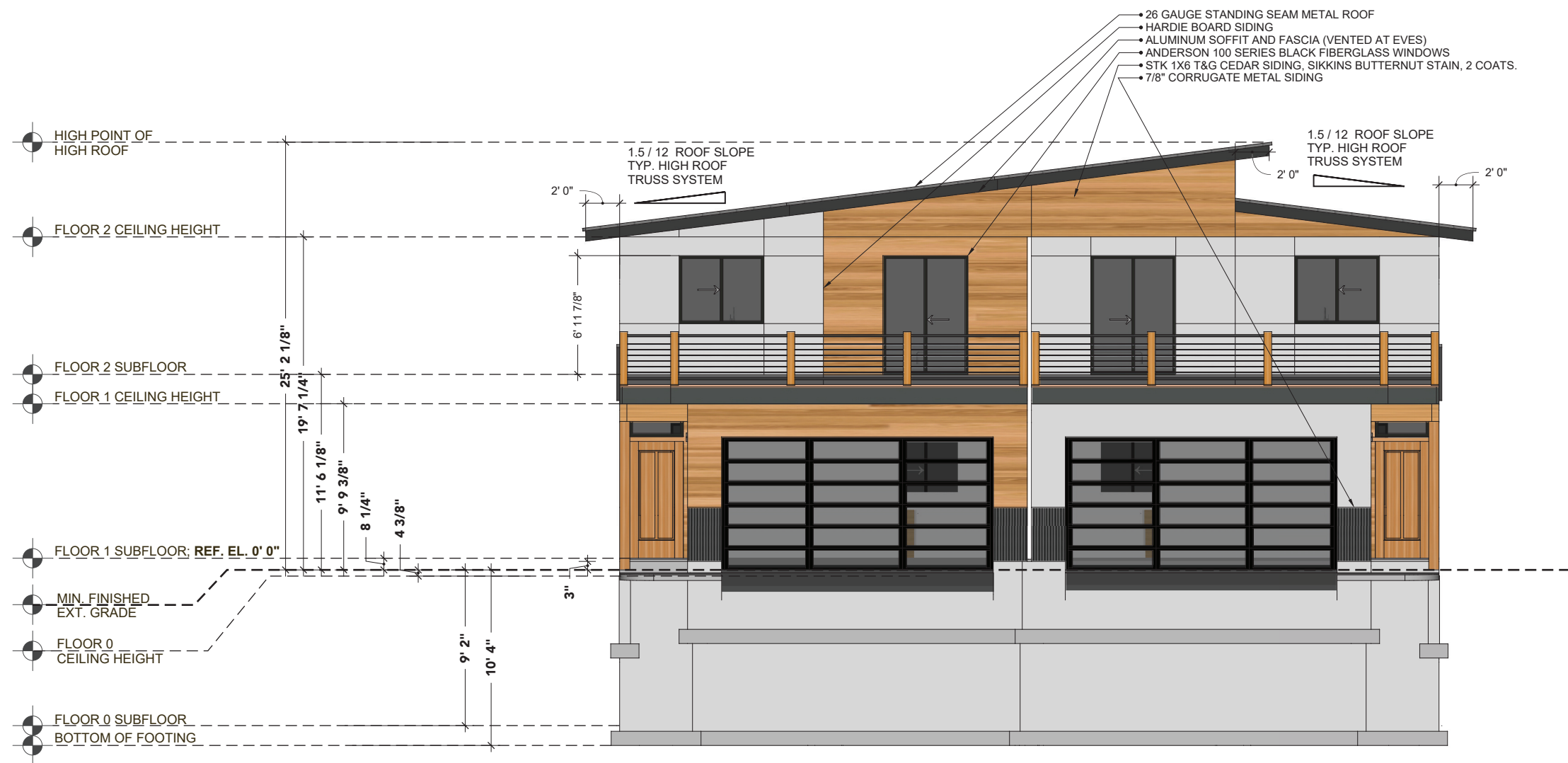
INTERIOR DOOR SCHEDULE - LOWER LEVEL FLOOR							INTERIOR DOOR SCHEDULE
DOOR	LOCATION	DOOR SIZE	DOOR TYPE	SWING (RIGHT HAND, LEFT HAND, RIGHT HAND REVERSE, AND LEFT HAND REVERSE)	JAMB SIZE	NOTES	
D-20	BATHROOM 4	24-68	HINGE	LEFT HAND	4-5/8"		
D-21	BEDROOM 4	24-68	POCKET	N/A	4-5/8"		
D-22	BEDROOM 4	24-68	HINGE	LEFT HAND	4-5/8"		
D-23	BATHROOM 3	24-68	HINGE	RIGHT HAND	4-5/8"		
D-24	BEDROOM 2	24-68	HINGE	RIGHT HAND	4-5/8"		
D-25	BEDROOM 2	(2) 26" SLABS	HINGE	N/A	4-5/8"		
D-26	BEDROOM 3	24-68	HINGE	RIGHT HAND	4-5/8"		
D-27	BEDROOM 3	(2) 26" SLABS	BYPASS	N/A	4-5/8"		
D-28	BATHROOM 6	24-68	HINGE	RIGHT HAND	4-5/8"		
D-29	BEDROOM 6	24-68	POCKET	N/A	4-5/8"		
D-30	BEDROOM 6	24-68	HINGE	RIGHT HAND	4-5/8"		
D-31	BEDROOM 6	24-68	HINGE	LEFT HAND	4-5/8"		
D-32	BEDROOM 7	24-68	HINGE	LEFT HAND	4-5/8"		
D-33	BATHROOM 7	24-68	HINGE	LEFT HAND	4-5/8"		
D-34	BEDROOM 6	(2) 26" SLABS	BYPASS	N/A	4-5/8"		
D-35	BEDROOM 7	(2) 26" SLABS	BYPASS	N/A	4-5/8"		
D-36	LAUNDRY 2	47-68	BIFOLD	N/A	4-5/8"		
D-37	LAUNDRY 1	47-68	BIFOLD	N/A	4-5/8"		

WINDOW FALL PROTECTION:

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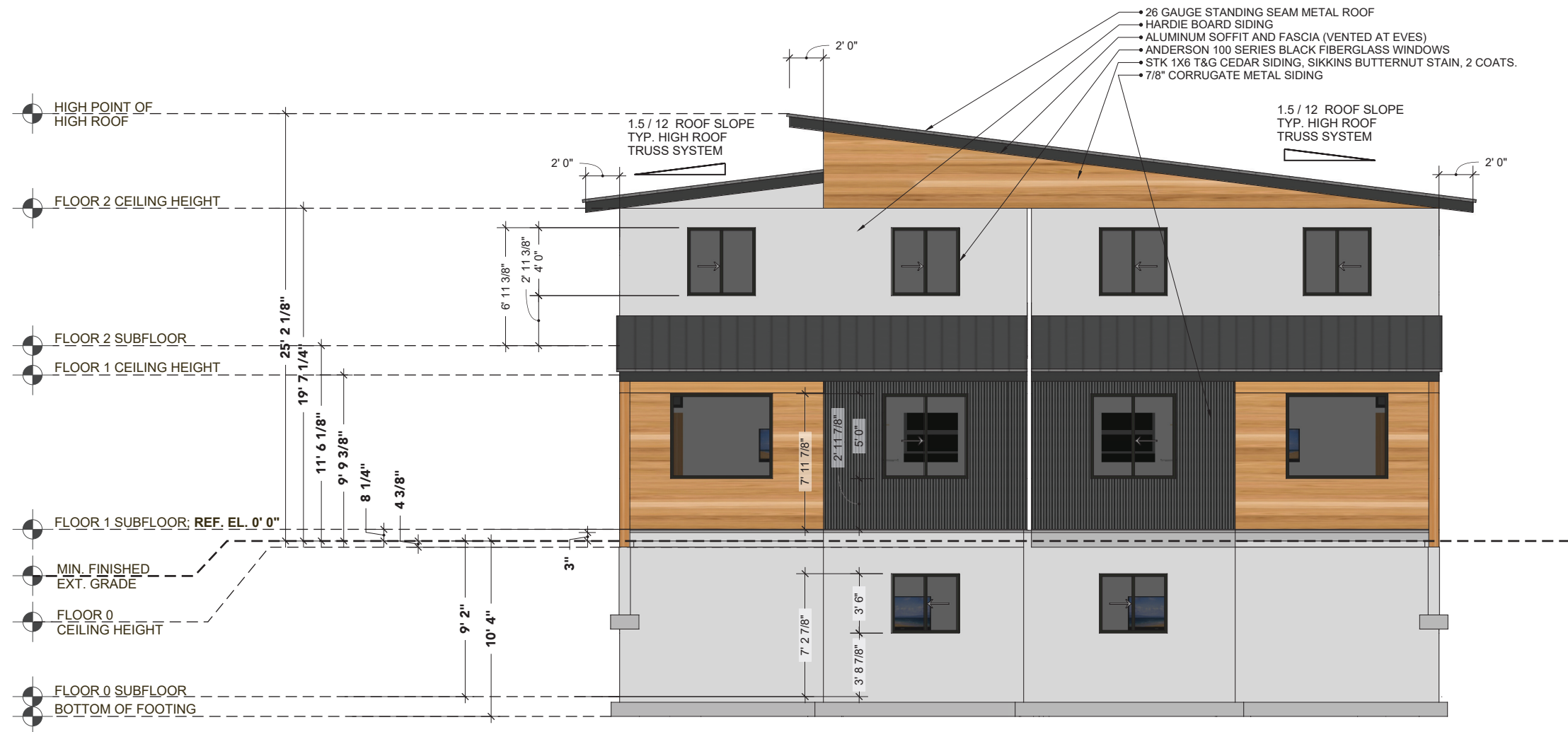


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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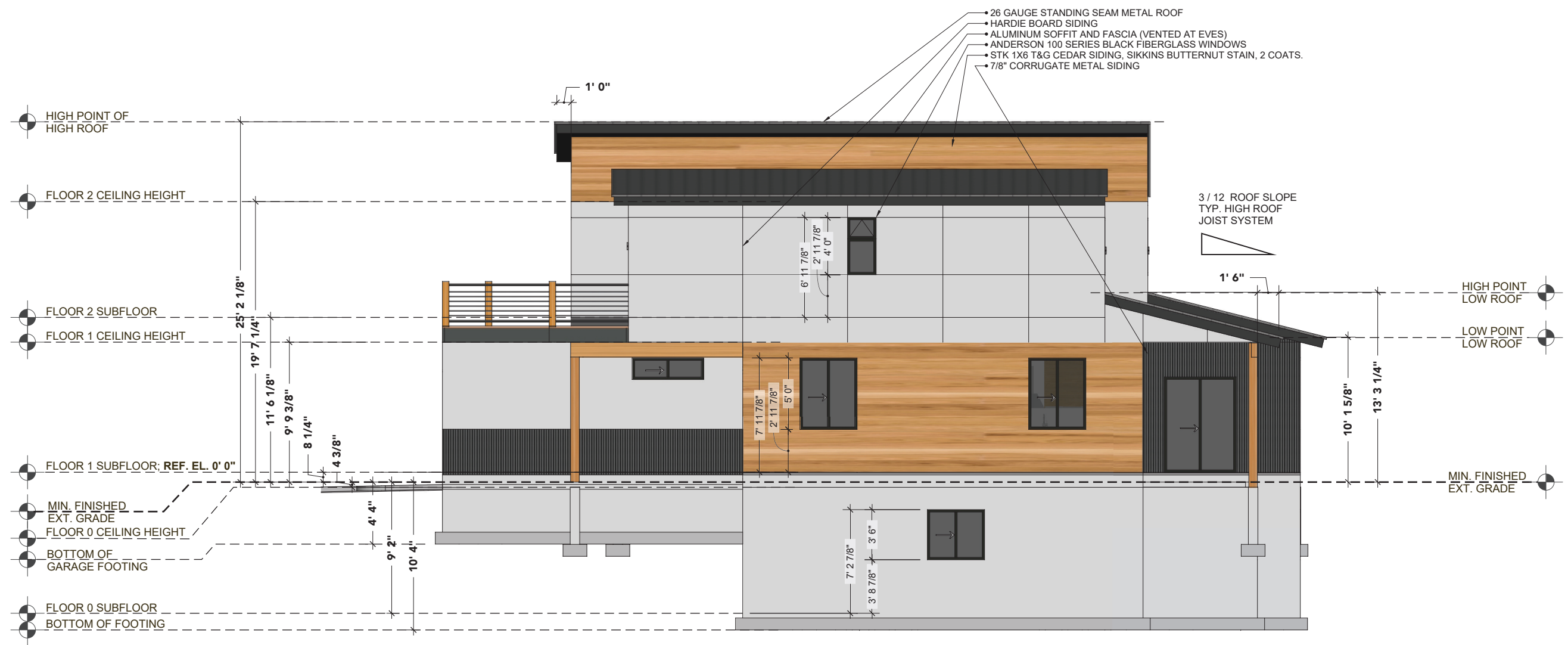


BACK ELEVATION

SCALE: 1/4" = 1'-0"

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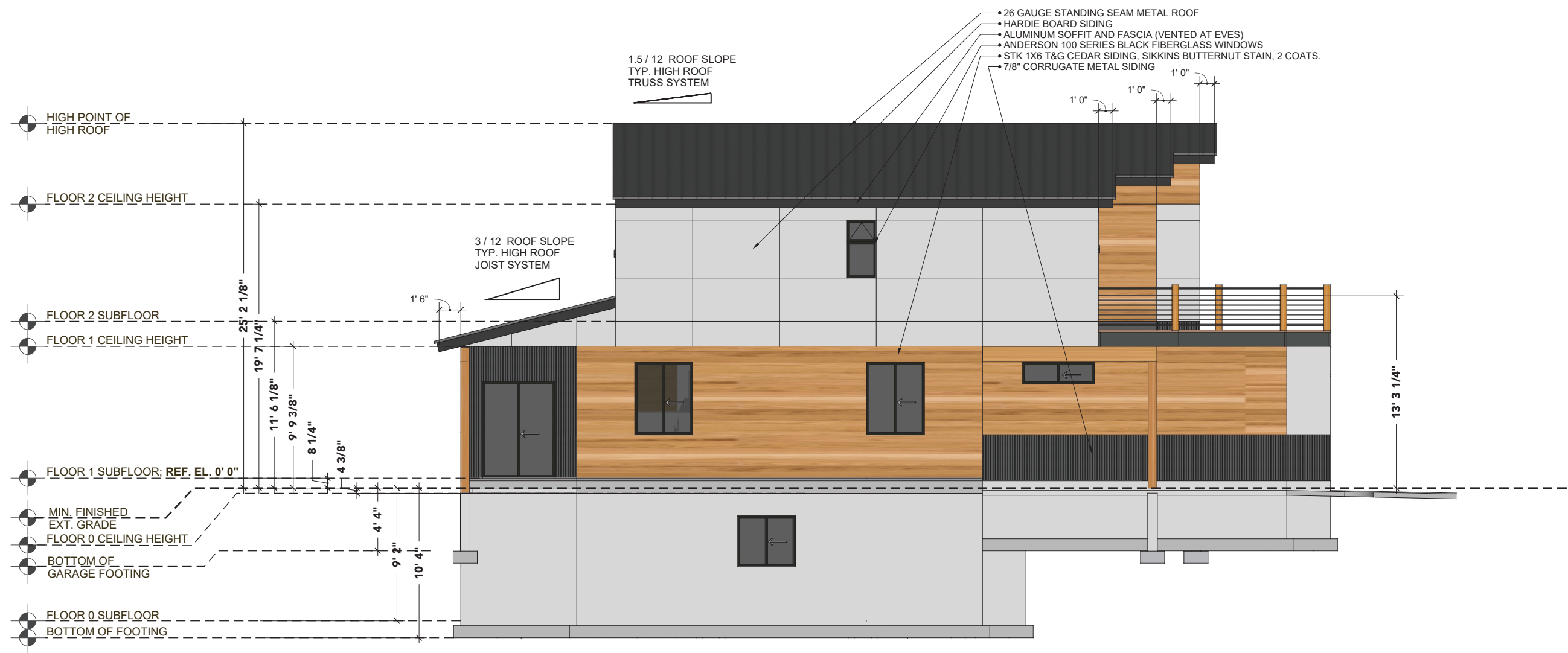


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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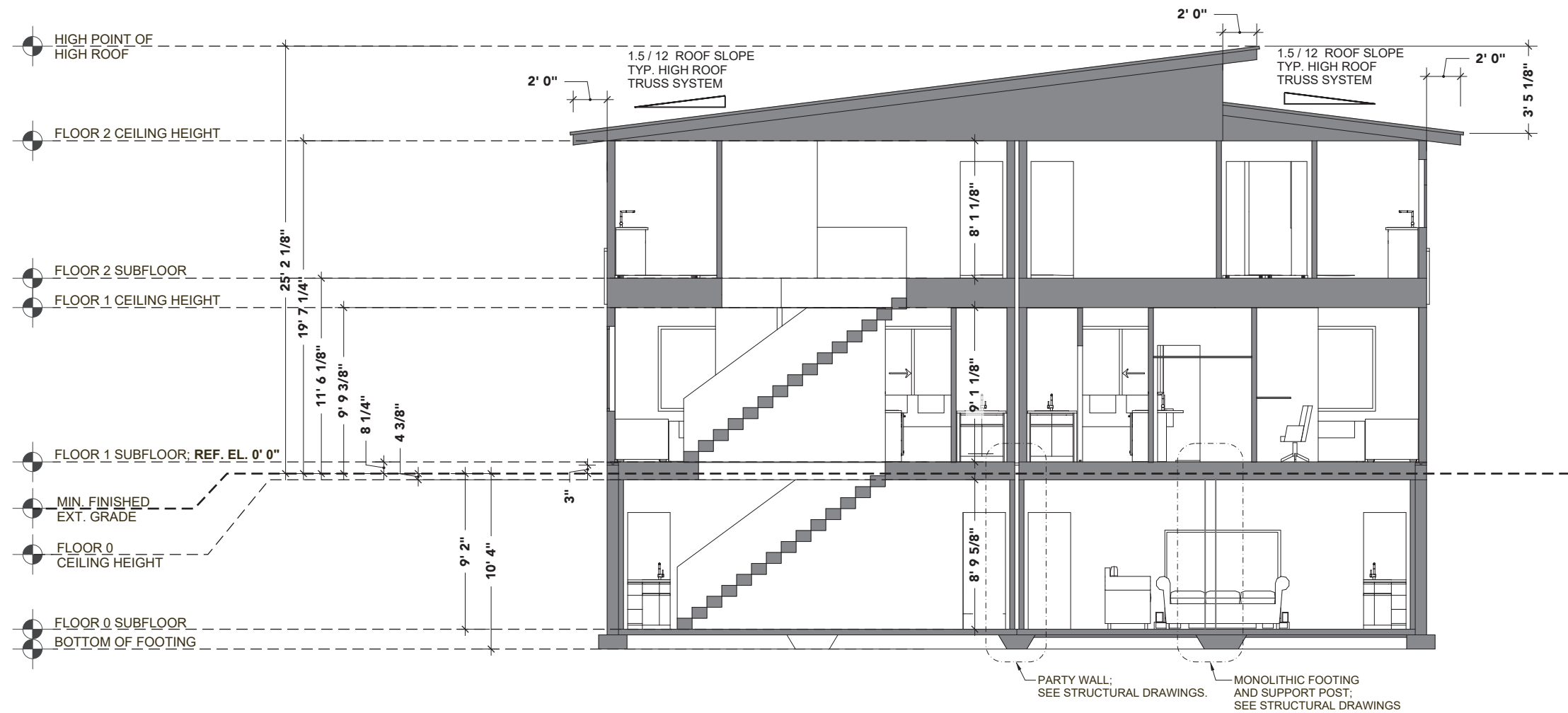


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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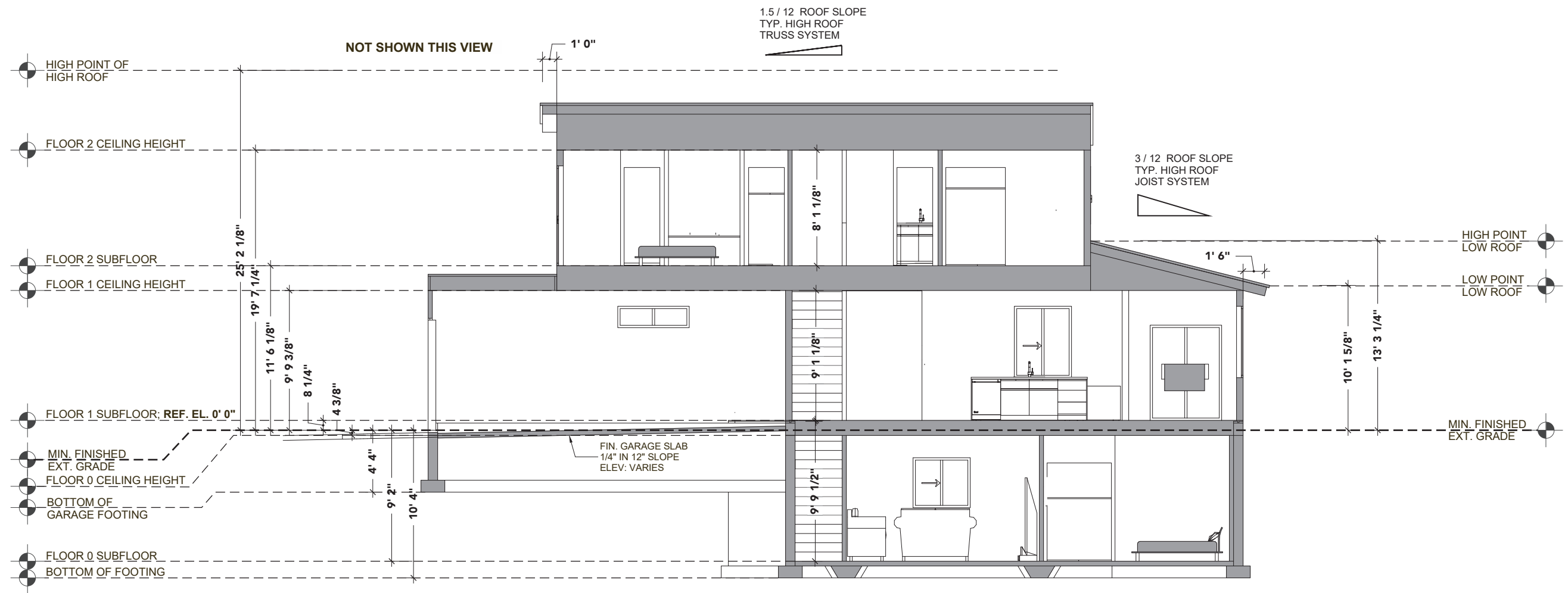


LATERAL SECTION

SCALE: 1/4" = 1'-0"

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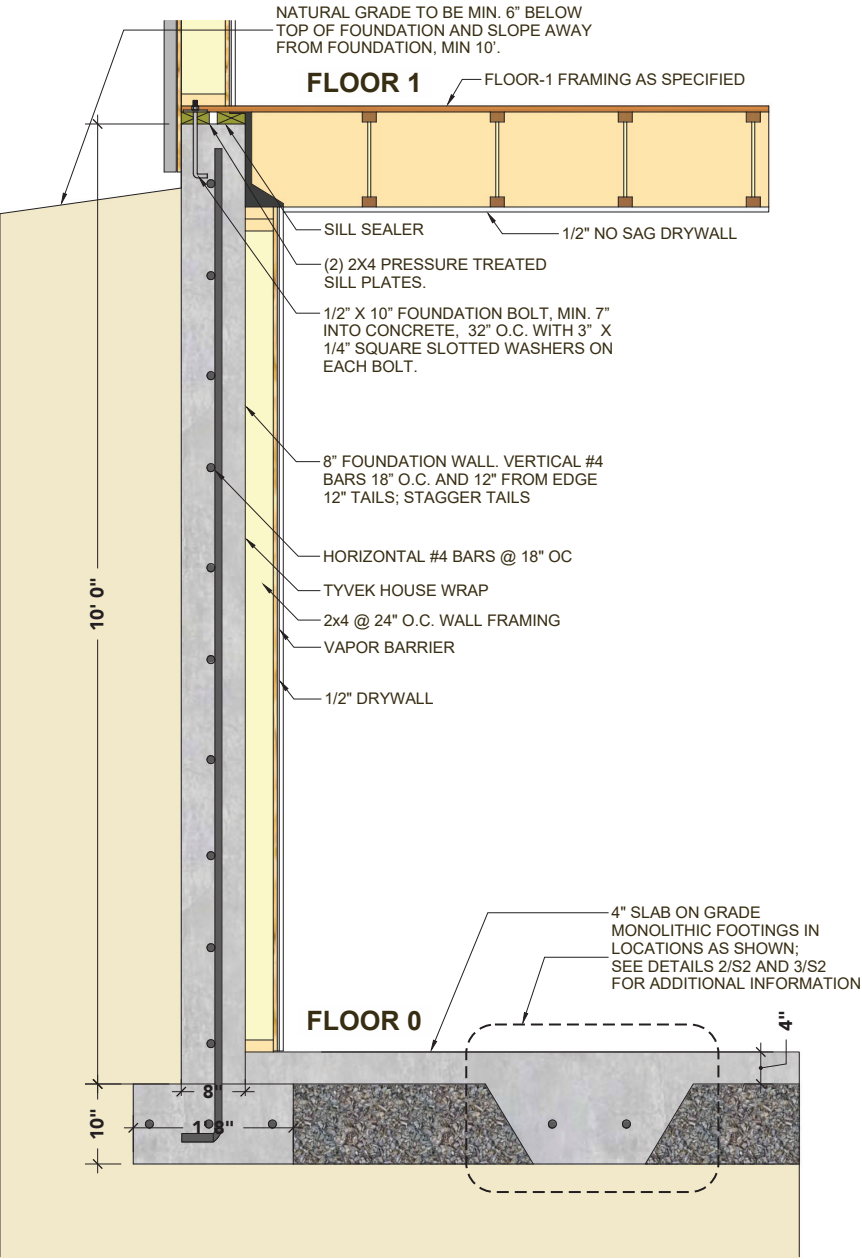


LONGITUDINAL SECTION

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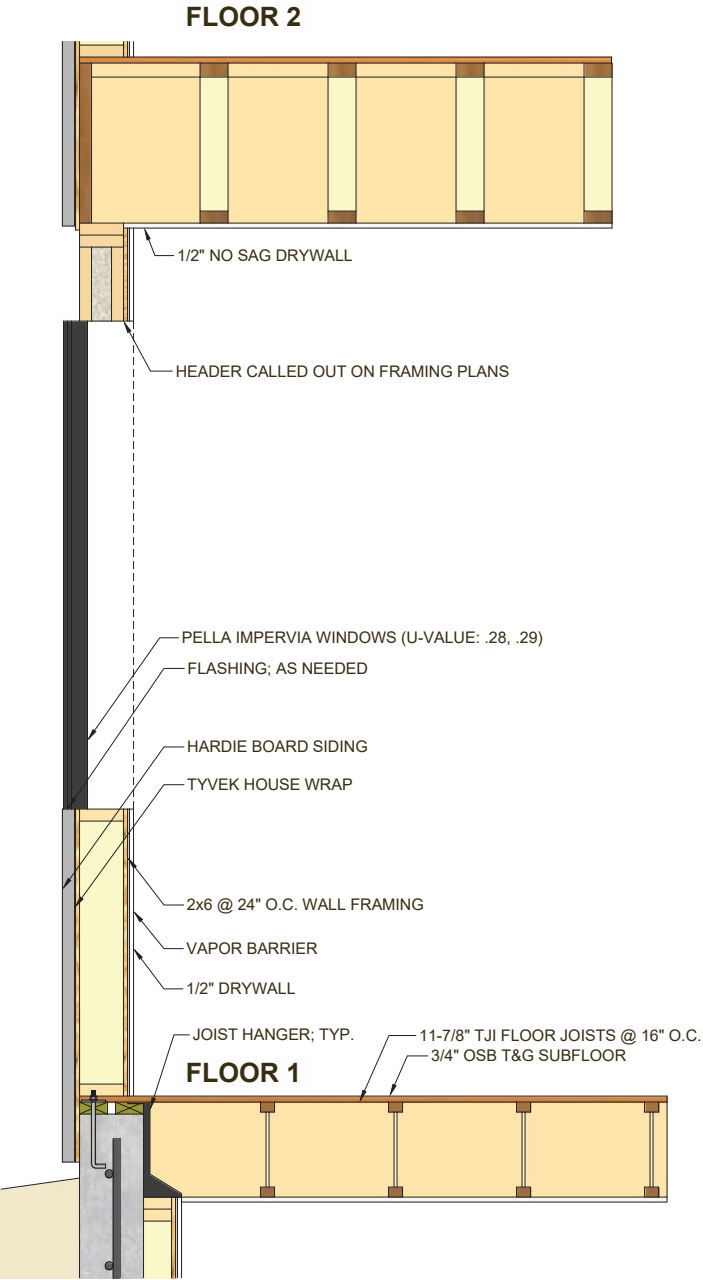
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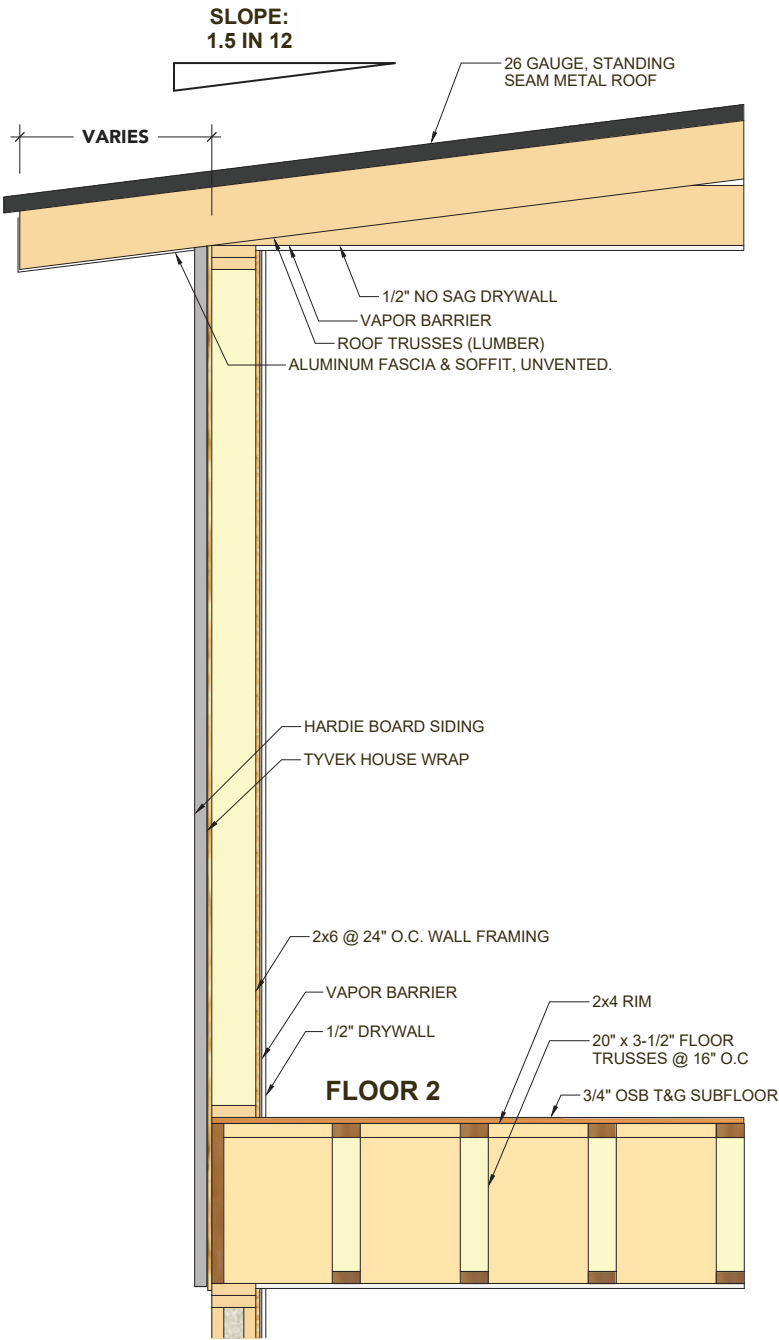
EXTERIOR WALL SECTION @ FLOOR 0

SCALE: 1" = 1' 0" (PRINTED ON 24" X 36" SHEETS)



EXTERIOR WALL SECTION @ FLOOR 1

SCALE: 1" = 1' 0" (PRINTED ON 24" X 36" SHEETS)



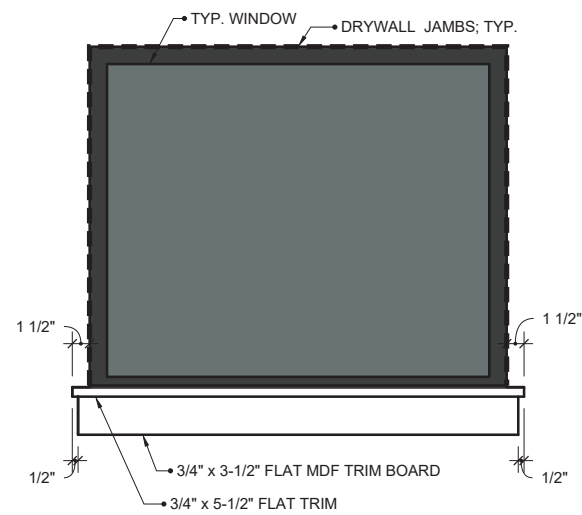
EXTERIOR WALL SECTION @ FLOOR 2

SCALE: 1" = 1' 0" (PRINTED ON 24" X 36" SHEETS)

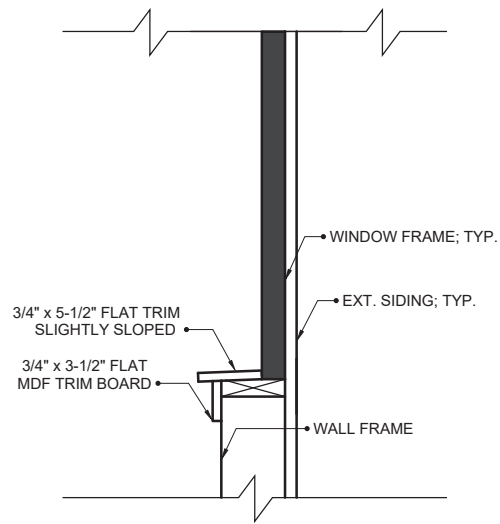
EXTERIOR SECTIONS AND DETAILS

SCALE: AS SHOWN (PRINTED ON 24" X 36" SHEETS)

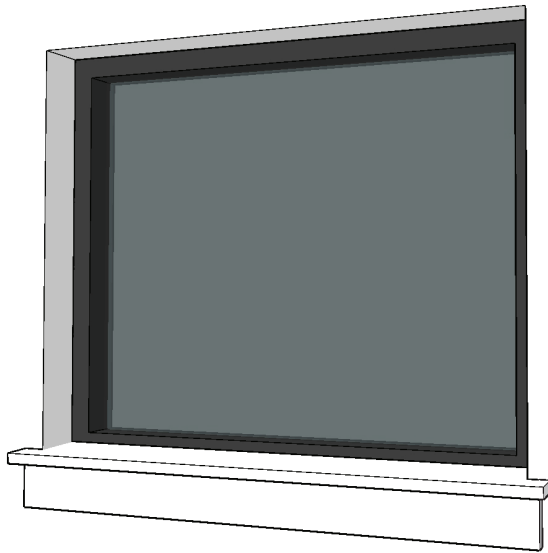
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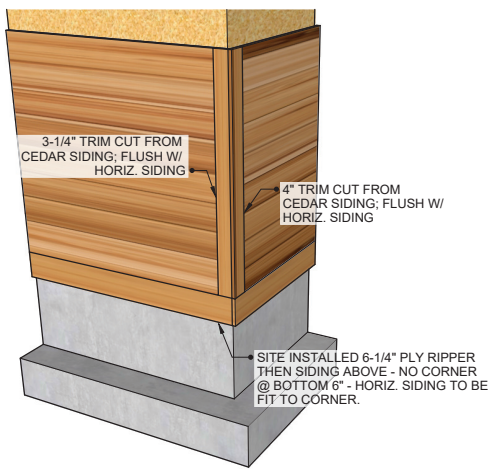
DETAIL: INTERIOR WINDOW TRIM
SCALE: NTS



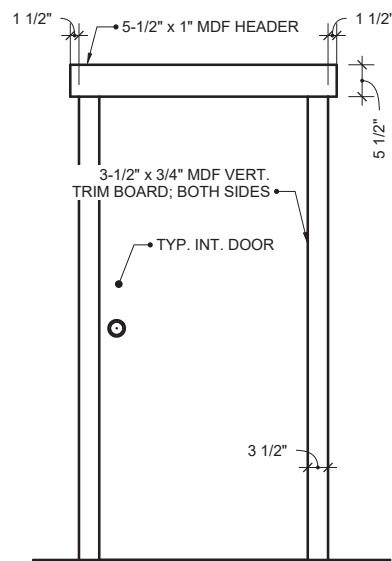
DETAIL: INTERIOR WINDOW TRIM; SIDE PROFILE
SCALE: NTS



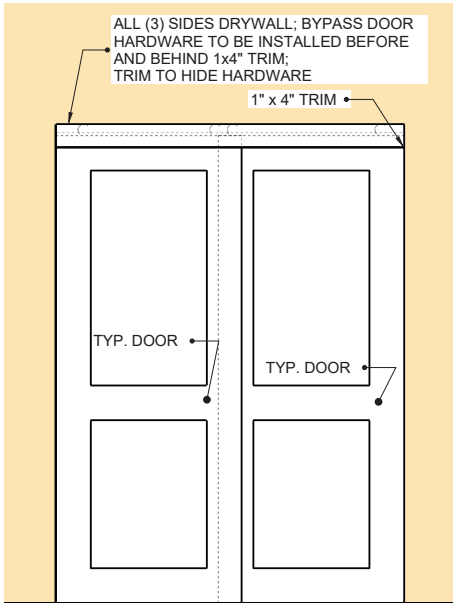
ISOMETRIC VIEW: INTERIOR WINDOW TRIM
SCALE: NTS



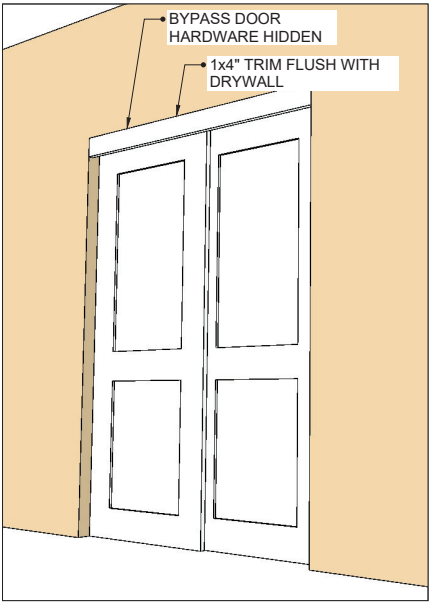
DETAIL: CORNER CONN.
@ WOOD SIDING
SCALE: NTS



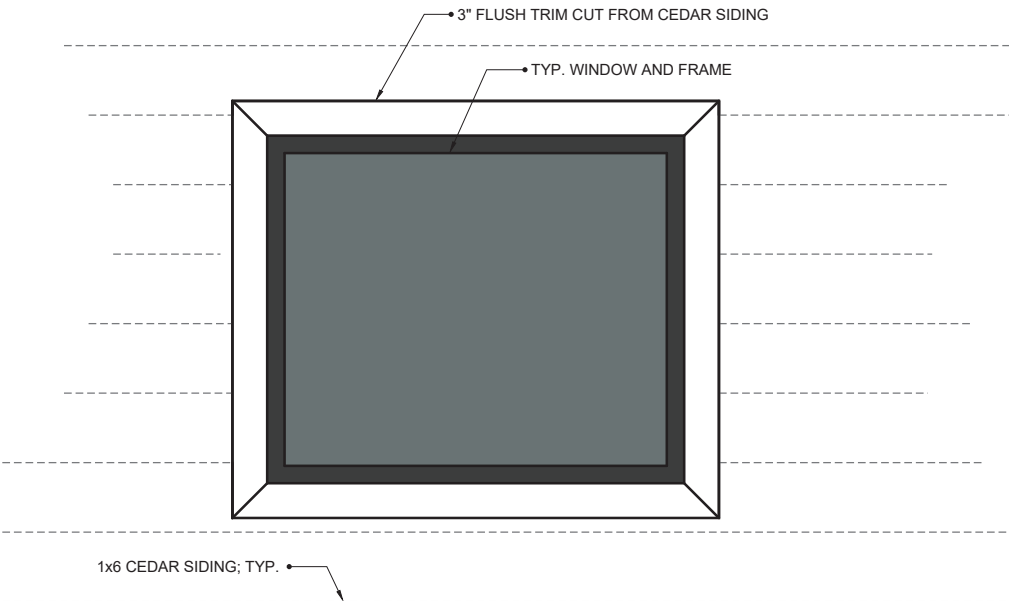
DETAIL: INTERIOR DOOR TRIM
SCALE: NTS



DETAIL: BYPASS DOOR TRIM
SCALE: NTS



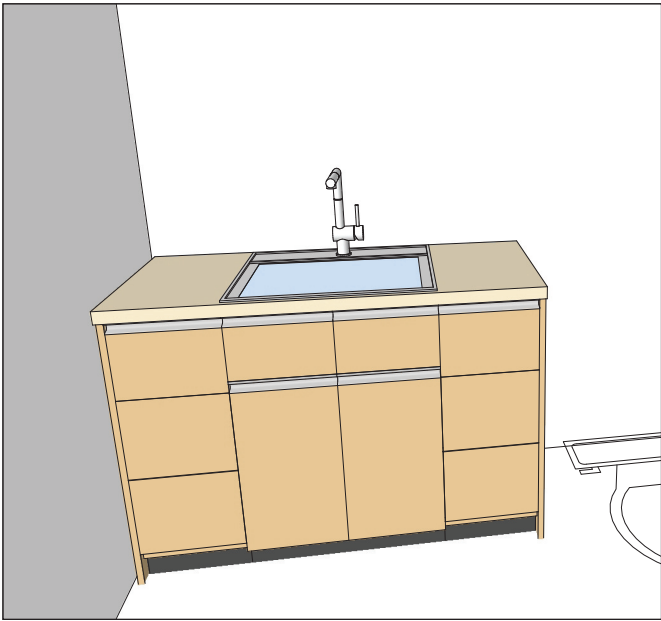
ISOMETRIC VIEW: BYPASS DOOR TRIM
SCALE: NTS



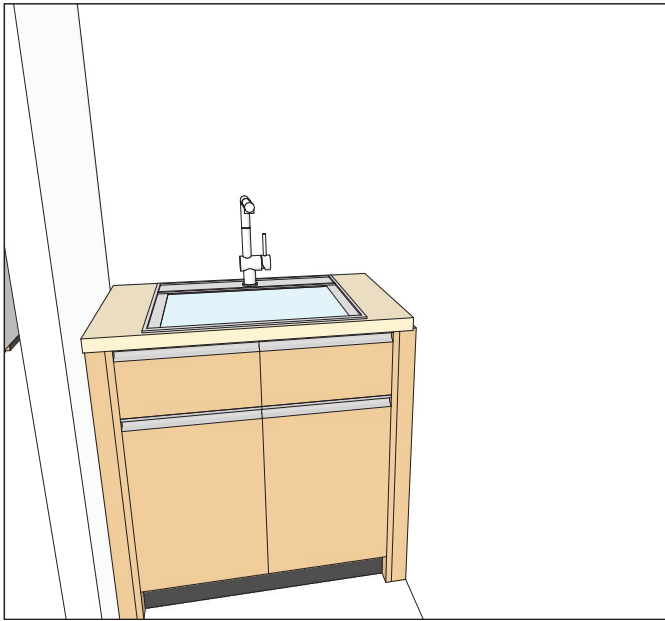
DETAIL: EXTERIOR WINDOW
SCALE: NTS

TYPICAL FACTORY AND INSTALLATION DETAILS

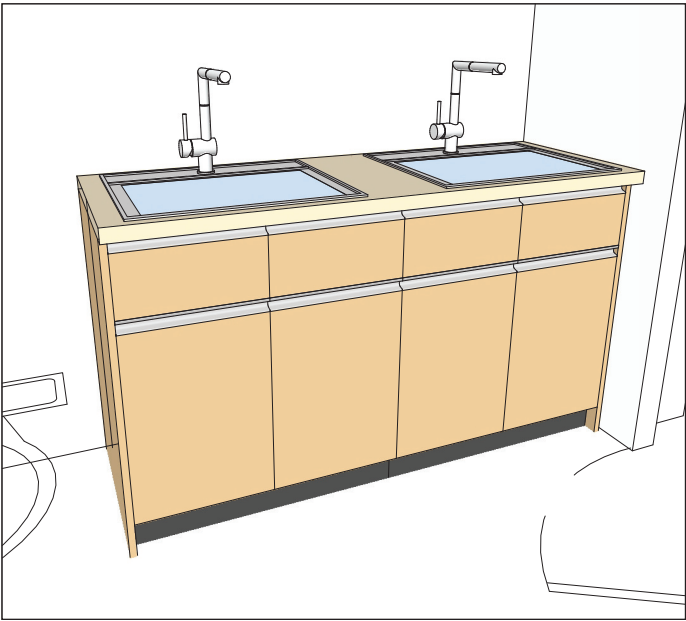
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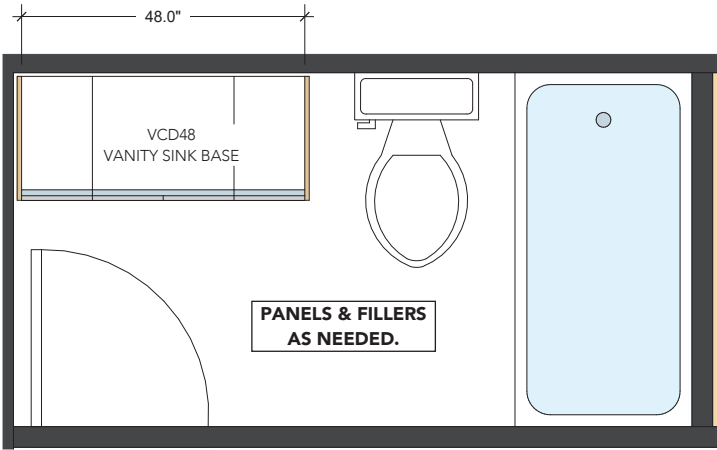
PERSPECTIVE VIEW: BATHROOM #1 AND #5
SCALE: NTS



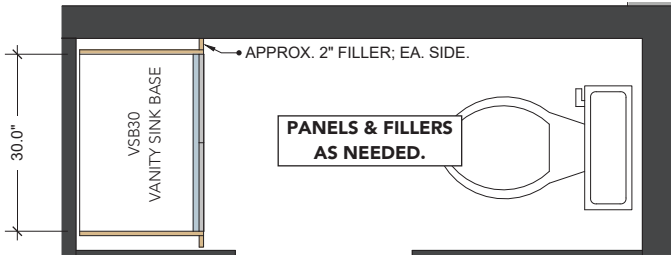
PERSPECTIVE VIEW: BATHROOM #2 AND #6
SCALE: NTS



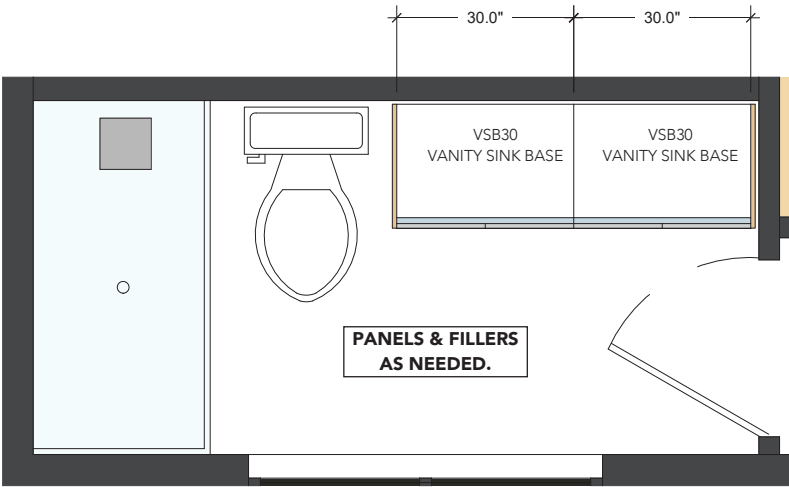
PERSPECTIVE VIEW: BATHROOMS #3, 4, 7 AND 8
SCALE: NTS



PLAN: BATHROOM #1 AND #5
SCALE: 3/4" = 1' 0"



PLAN: BATHROOM #2 AND #6
SCALE: 3/4" = 1' 0"



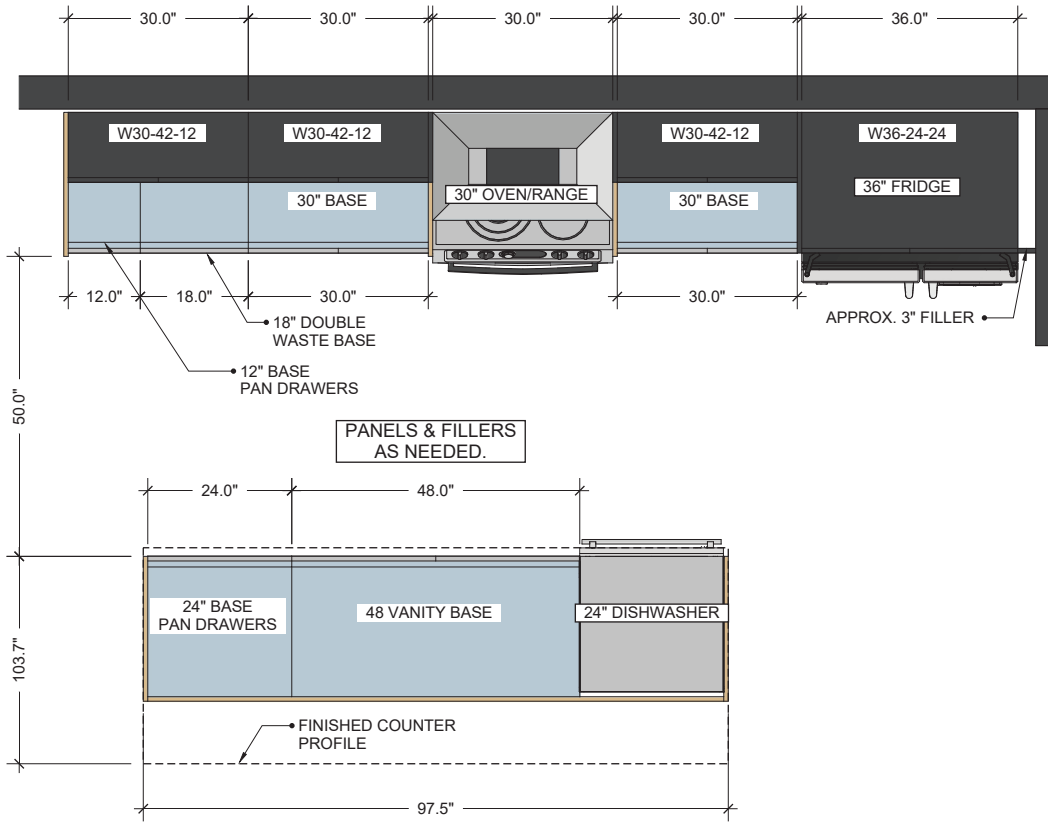
PLAN: BATHROOMS #3, 4, 7 AND 8
SCALE: 3/4" = 1' 0"

BATHROOM CASEWORK

SCALE: NTS



PERSPECTIVE VIEW: KITCHEN #1 AND #2
SCALE: NTS



PLAN: KITCHEN #1 AND #2
SCALE: 3/4" = 1' 0"

KITCHEN CASEWORK
SCALE: NTS

	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSE BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE KITCHEN & BATH CASEWORK	SHEET	A-21
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Copyright© | ZipKitHomes - February 14, 2019 / SHEET SIZE 24x36. (SCALE ONLY ACCURATE ON 24x36 SHEET SIZE IF PRINTED CORRECTLY)

Jose A. Moran
Raquel Periel
2018 W Cortland
Chicago, IL 60647

Timothy and Kate Tomkinson
615 E. Simpson Avenue
Jackson, WY 83001

April 4, 2019

Via electronic mail and certified mail

Town of Jackson
150 East Pearl Ave.
Jackson, WY 83001
ATTN: Brendan Conboy, Associate Planner

RE: Kudar Flats Development Plan - 170 Redmond St. Item #P19-039 (the "Plan**")**

Dear Mr. Conboy,

We are writing in connection with the Plan and in response to your letter dated March 14, 2019 seeking comments from property owners per Land Development Regulations before the comment deadline of April 9, 2019.

My wife and I own the property to the south of 170 Redmond St. namely 605 E. Simpson Avenue and Timothy Tomkinson and Kate Tomkinson are the owners to the property to the south of 170 Redmond St., namely 615 E. Simpson Avenue (for ease of reference 605 E. Simpson Avenue and 615 E. Simpson Avenue are referred to collectively as the "**South Neighbors**").

In the event that the construction company/its subcontractors and/or the owner of 170 Redmond St. (collectively the "**Owner**") need to enter and/or access any of the properties of the South Neighbors (for any works that may be necessary, such as connecting to any existing utility easement, we expect that the Owner shall:

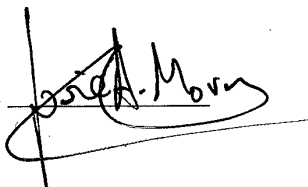
- (i) request permission from the South Neighbors;
- (ii) carry insurance for any work in the properties of the South Neighbors;
- (iii) at any time during any access to the properties of the South Neighbors guarantee uninterrupted ongoing supply and operation of any utility services (particularly if Owner needs to connect or access an existing utility easement in the properties of the South Neighbors);
- (iv) provide a performance bond for the benefit of the South Neighbors guarantying that the state of the properties of the South Neighbors (including but not limited to the operation of the utilities, the landscaping, fencing and any other attributes of such properties) will be restored in full to their original status quo before the Owner accessed the properties of the South Neighbors; and
- (v) Any access should be limited in time and agreed in writing among the Owner and the South Neighbors

Further, the South Neighbors expect that Owner shall at all times comply with the schedule of authorized working hours and/or any ordinances (i.e., noise, etc.) as well as any Land Development Regulations during the entire process including but not limited during demolition, excavation and construction of the two single-family homes to be built at 170 Redmond St..

We thank you in advance to your attention to this request and we trust that the Planning and Building Department will ensure that the above measures are implemented during the entire construction process. Please kindly add this request to the Staff Report.

Respectfully submitted,

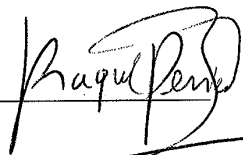
by: Jose A. Moran



by: Timothy Tomkinson



by: Raquel Perial

A handwritten signature in black ink, appearing to read 'Raquel Perial', written over a horizontal line.

by: Kate Tomkinson

A handwritten signature in black ink, appearing to read 'Kate Tomkinson', written over a horizontal line.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: MAY 16, 2019
MEETING DATE: MAY 20, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P19-041:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY AT THE TOWN PARKING GARAGE LOCATED AT 160 SOUTH MILLWARD STREET.

APPLICANT/OWNER: TAMARA SHIVELEY, SHIVELEY AND ASSOCIATES, FOR AT&T

REQUESTED ACTION

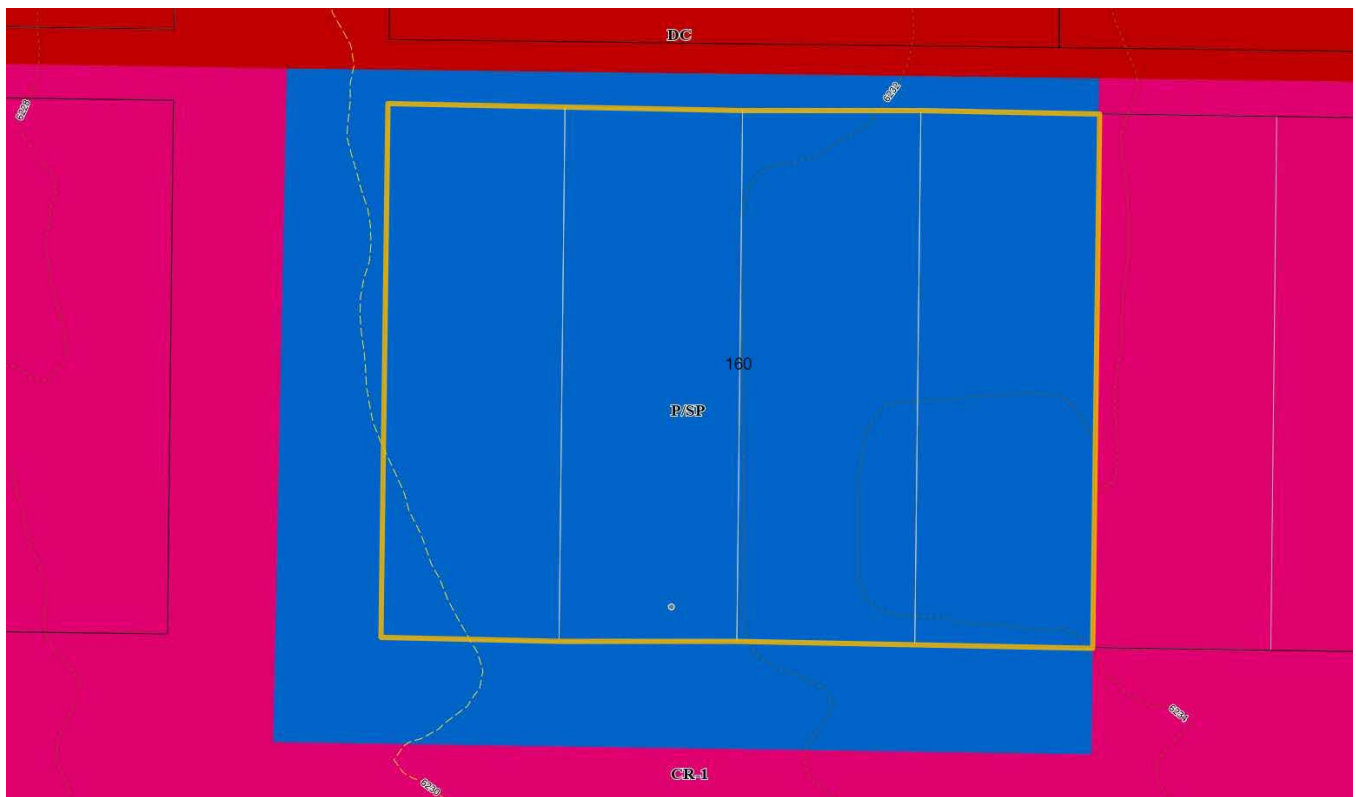
The applicant is requesting approval of a Conditional Use Permit to collocate a stealth wireless communications facility in an existing stealth facility on the southeast corner of the roof and to place associated equipment within the Town Parking Garage at 160 South Millward Street.

APPLICABLE REGULATIONS

Section 4.2.1 Public/Semi-Public – Town (P/SP-ToJ)
Section 6.1.10.D Wireless Communications Facilities
Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

The subject property is addressed as 160 South Millward Street and legally described as LOTS 7, 8, 9, 10 WORT-2 (PARKING GARAGE). Aerial photos and a zoning map are shown on the following page showing the general location of the proposed site:



[BACKGROUND](#)

The subject parcel is 0.69 acres (30,000 SF) and located in the Public/Semi-Public (P/SP-ToJ) zone. The parcel is bordered by the Downtown Core (DC) zoned properties to the north, and Commercial Residential – 1 (CR-1) zoned properties to the east, west, and south.

On January 4, 2017, the Jackson Town Council adopted amendments in the Land Development Regulations (LDRs) to modify the requirements for wireless communications facilities. The amendments were necessitated by changes in federal law that limited and defined the authority of local governments to regulate the permitting of wireless communications facilities. Through the amendments the Town set up two types of permits for all new proposed wireless facilities: 1) a Basic Use Permit for any facility that was an expansion of an existing approved wireless facility provided that it is not a “substantial change” over current conditions; and 2) a Conditional Use Permit for any proposed facility that is a new facility at a new location. For the purposes of this application, a CUP is required as it would be an expansion of an existing wireless communications facility outside of the lease area as approved under P17-071 and is therefore a substantial change.

Wireless facilities are allowed only in the Public/Semi Public (P/SP); Business Park (BP), Park and Open Space (P), and Planned Resort (PR) zones. This application is for a parcel in the Public/Semi-Public zone. The practical effect of allowing wireless facilities in these limited zones is that the Town government has taken on the responsibility of needing to approve a certain number of these facilities in order to provide the public the level of wireless service required by federal law.

On June 19, 2017, Town Council approved Conditional Use Permit P17-071 for a Wireless Facility for Verizon Wireless at the Town Parking Garage on top of the elevator tower at the southeast corner of the structure. The facility which is currently in operation anticipated the collocation of at least one additional wireless provider at the facility. However, AT&T determined that the lease area for associated equipment provided by Verizon on the fourth floor of the garage is insufficient to accommodate AT&T’s equipment. AT&T has therefore submitted an application for an additional CUP to create a new equipment lease area located on the third floor in the existing elevator lobby area and will collocate antennae in the existing rooftop facility in the vacant space originally intended for collocation on the rooftop.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit to collocate a stealth wireless communications facility consisting of three sectors of antennas within the existing stealth wireless enclosure on the roof of the southeastern corner of the Town Parking Garage. The existing stealth structure has already been approved and reviewed by Town Council and the DRC and consists of fiberglass radio-frequency transparent material which conceals roof-top antennae. In addition, the applicant proposes partitioning off a 6’4” x 10’ lease area enclosure in the third floor elevator lobby area within the parking garage to locate associated equipment for the wireless facility as well as installing HVAC units measuring 37.1” x 44.5” x 17.1” in the pre-cast web in the ceiling of the third floor parking garage above the drive aisle (see Fig. 3 and 4 below). The location of the HVAC units was chosen by the Public Works Department.

The primary purpose of the project is provide better 4G-LTE capacity in the downtown area of Jackson, especially during summer months when existing capacity is strained, and to provide FirstNet, a dedicated communication network for first responders. AT&T has a current wireless facility located on the roof of a structure at 50 E Broadway but which is too small to accommodate additional antennae. Therefore AT&T has sought an alternate location to maintain service in this area and the facility at the Town’s parking garage meets this need.

Typically, an application to collocate a new wireless facility at an existing wireless facility would only require a Basic Use Permit and would be handled administratively. However as noted previously, the space provided on site by Verizon for additional carriers’ equipment was deemed insufficient by AT&T for their equipment space needs. Therefore, AT&T is requesting through a Conditional Use Permit a new lease area by partitioning off a 6’4” x 10’ space on the third floor of the parking garage in the elevator lobby area, essentially doing the same thing that Verizon did on the 4th floor. The partitioned space will also contain an additional 6’4” x 8’2” space for an additional third carrier to collocate on site. The future carrier area

previously approved for Verizon as part of P17-071 together with the additional equipment space created by AT&T for additional carriers as part of this application will provide sufficient equipment area for a third carrier to apply for colocation in the future through the BUP process.



Fig.1 The existing stealth enclosure as approved by the DRC and Town Council for item P17-071.

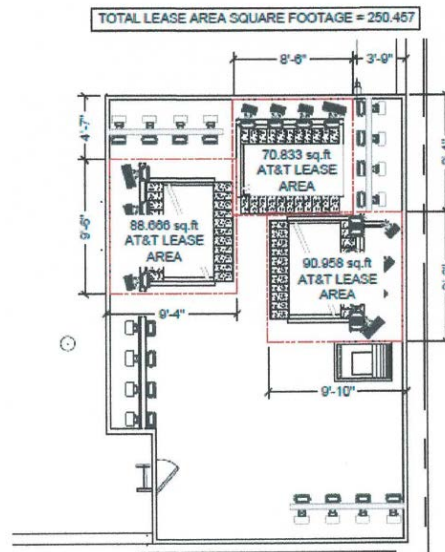
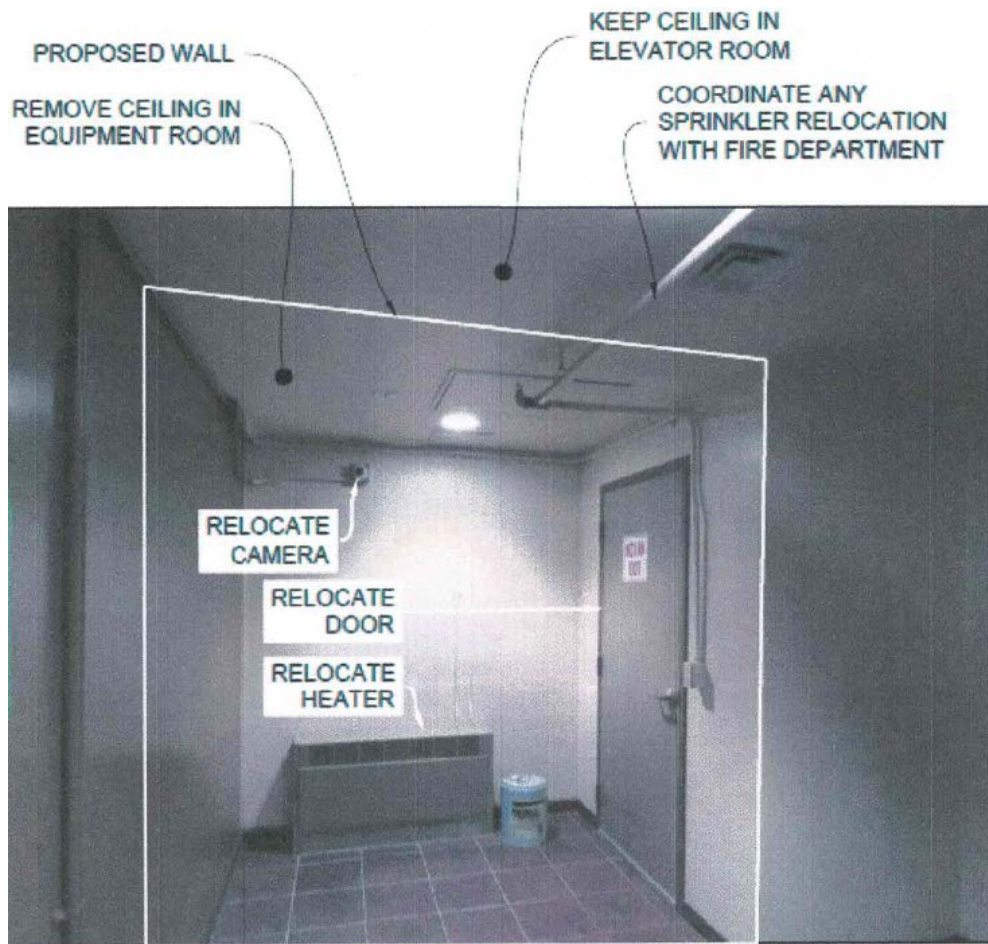


Fig 2. Location of AT&T antenna within existing stealth structure.



THIRD FLOOR ELEVATOR ROOM

Fig 3. Proposed location for AT&T's electronic equipment



Figure 4: Proposed location for AT&T's HVAC equipment

STAFF ANALYSIS

The primary development standards that apply to CUP wireless communications facility are found in Sec. 6.1.10.D of the LDRs. Below staff has provided analysis of the primary standards.

Determination of Need (Sec. 6.1.10.D.3.f.ii.a))

The applicant is required to demonstrate that no existing facility or tower can accommodate the proposed use without causing impacts greater than the impacts caused by the proposed facility.

Complies: The applicant has provided a detailed explanation of the need for the proposed wireless facility. In summary, the applicant states that they must find an alternate location for their equipment currently located at 50 E Broadway that will support FirstNet capabilities while maintaining and coverage needs and increasing capacity for demands within this part of Jackson. The applicant maintains that the proposed site is the best available location to serve the coverage area. Existing capacity for 4G-LTE is inadequate in downtown Jackson, especially during the busy summer months when the number of users on their network increases dramatically and the use of tablets and smartphones for data is a particular problem. The applicant further states that they have looked at other locations but that this was the least invasive choice given the existing stealth facility and ability to collocate on site.

Stealth Requirement (Sec. 6.1.10.D.3.f.i)

All wireless facilities are required to be stealth. This means that the facility must be integrated into an existing structure that it is not visible or that it is designed so “that the purpose and nature of the Wireless facility is not readily apparent to the reasonable observer.” The one exception is that a non-stealth facility (e.g., whip antenna) is allowed if it can be demonstrated that it would be less visually impactful than a stealth facility.

Complies. The proposed facility meets the standards for a stealth facility. Please see the discussion below in the DRC section for more detail on this issue.

Design Review Committee (Sec. 6.1.10.D.3.d.ii)

All Wireless Communications Facility – Major uses shall be subject to review by the Design Review Committee (DRC) prior to submission of the Planning Commission. The DRC shall review such facilities for consistency with the stealth requirements in 6.1.10.D.3.f.

Complies. The stealth facility went before the DRC on April 12, 2017 and May 10, 2017 as part of the original Verizon application for Item P17-071 and received approval for the facility as it is built today. Since AT&T is not proposing any changes to the exterior of the stealth facility they were not required to reappear before the DRC as part of this application.

Height (Sec. 6.1.10.D.3.f.ii.c)2))

The maximum height of a stand-alone tower for a Wireless Communications Facility is 30 feet, or 5’ above the existing roof line for a roof-mounted facility

Complies. Because this is a roof-mounted facility that is shown as no more than 5’ above the existing roof line of the garage, the proposed facility meets the 5’ height limit.

Collocation (Sec. 6.1.10.D.3.f.ii.l)3)

New towers shall be constructed to allow collocation of as many antenna arrays as feasible without causing interference, complying with height limits, and not defeating stealth elements.

Complies: The proposed facility is collocating at an existing stealth wireless facility. In addition the applicant is proposing to create equipment space to allow an additional wireless carrier to use the proposed stealth

facility. All major equipment would be located inside the proposed facility so there would be no significant visual impacts from the additional carriers and the stealth elements of the proposed facility would be maintained.

Noise (Sec. 6.1.10.D.3.f.ii.k))

All noise coming from a Wireless facility must comply with the standards in Sec. 6.4.3 Noise, that provides limits on allowed decibels (DBA) in different zones. The P/SP zone has a maximum noise level of 65 DBA as measured from the property line. Emergency generators are exempt from this standard.

Complies. The applicant's submittal states that there is very little noise expected from the proposed electrical equipment. Regardless, the Town reserves its right to enforce the noise limitations in the LDRs in the event that the proposed facility is proven to be in violation.

All other standards in Sec. 6.1.10.D

There are a number of additional standards in Sec. 6.1.10.D that address requirements for application submittal, landscaping, setbacks, signage, lighting, access, visibility, and security. These standards are either met as part of this application (e.g., application submittal, access, security), will be met in the future at the building permit stage (e.g., signage, lighting), or do not apply to this particular application (landscaping, setbacks, visibility). The proposed application, therefore, complies with each of these standards, as applicable to this project.

Facilities Department Review

Staff received comments from Facilities Manager, Kevin Meagher, on April 5, 2019 which raised concerns about the proposal relating to structural impacts from the proposed equipment on the roof. The comments were forwarded to the applicant who has provided revised structural plans that addressed each comment as well as a structural evaluation of the equipment room. The Facilities Manager has reviewed the revised plans and structural evaluation and has approved the revisions, stating that the applicant may proceed "as noted" (attached).

[PLANNING COMMISSION](#)

The item was heard by the Planning Commission on May 1, 2019 and received unanimous approval with one condition of approval requiring that the applicant sign a lease with the Town prior to any issuance of a Building Permit. Since that hearing the applicant has signed the lease with the Town and the condition has been removed.

[STAFF FINDINGS](#)

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Sub-area 2.3 Downtown Commercial Core: *his large, mixed use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic, and social activity in the community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent. The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined*

Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors. A goal of this subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.

Complies. Staff finds that the project is consistent with the above described visions for Subareas 2.3 because it will increase the level of cellular service in the heart of downtown Jackson where tourists need access to internet service to make travel plans, find businesses, and safely visit Jackson. Local businesses and residents also share the need for reliable internet service.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2. Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing (District 2)

Not applicable.

4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed project will provide improved cellular service to visitors, businesses, residents, and emergency services in the heart of downtown Jackson. Doing so will help to increase the vitality of downtown Jackson and maintain it as the economic center of the region.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The provision of increased mobile cellular services will increase the availability of wireless services to more parts of downtown Jackson and make our outdoor spaces, such as sidewalks, more vibrant places. This will also reduce dependency on connections to private servers that are usually located inside businesses and other buildings.

4.2.d: Create a Downtown Retail Shopping District

Complies: While not part of a formal Retail Shopping District, the increased availability of cellular communications capacity will facilitate the ability of visitors (and locals) to find local businesses, book reservations, and make necessary travel plans, all of which will enhance the retail shopping environment in downtown.

4.2.f: Maintain lodging as a key component in the downtown

Not applicable.

4.4.b: Enhance Jackson gateways

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not applicable.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. The availability of high-quality wireless communications in a geographically remote location like Jackson will enable many residents to pursue business opportunities based on our area's many unique natural and cultural amenities.

6.2.c: Encourage local entrepreneurial opportunities

Complies. The availability of high-quality wireless communications in a geographically remote location like Jackson will enable many residents to pursue business opportunities based on our area's many unique natural and cultural amenities.

6.3.a: Ensure year-round economic viability

Complies. The proposed project will help resolve a current deficit in summer-time wireless capacity that will help make the summer season a better experience for visitors and enable them to maximize their participation in the local economy while they are here.

7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. The proposed request complies with all the standards in Sec. 6.1.10.D, as demonstrated in the Staff Analysis above in this staff report.

3. **Visual Impacts.** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed project will have minimal visual impacts on adjacent lands due to the stealth design of the wireless facility.

4. **Minimizes adverse environmental impacts.** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. **Minimizes adverse impacts from nuisances.** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts from nuisances, such as noise, light, vibration, dust, etc.

6. **Impact on Public Facilities.** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities, such as the operation of the parking garage.

7. **Other Relevant Standards/LDRs.** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. **Previous Approvals.** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. The proposed Conditional Use is in conformance with item P17-071.

PUBLIC COMMENT

None.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Departmental Reviews
Revised Structural Plans by Applicant (including Facilities Manager Review Comments)
Structural Review of Equipment Room

RECOMMENDATIONS / CONDITIONS OF APPROVAL

The Planning Director and Planning Commission recommend **approval** of a request for a Conditional Use Permit (CUP) P19-041 to locate a wireless communications facility within an existing stealth structure on the roof of the Town Parking Garage and associated equipment as described in the lease to be executed with the Town within the Town Parking Garage located at 160 South Millward Street, subject to the department reviews attached hereto.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P19-041, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit to **approve** a wireless communications facility to collocate within an existing stealth structure on the roof of the Town Parking Garage and associated equipment as described in the lease executed with the Town located at 160 South Millward Street, subject to the department reviews attached.

FACILITIES DEPARTMENT REDLINE COMMENTS

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Joint Housing Dept

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: February 22, 2019 Item #: P19-041 Planner: Brendan Conboy Phone: 733-0440 ext. 1302 Fax: 734-3563 Email: bconboy@jacksonwy.gov Owner Town of Jackson PO Box 1687 Jackson, WY 83001 Applicant: AT&T Wireless – Tamara Shiveley 1152 W. 2400 S. Suite C West Valley City, UT 84119	REQUESTS: The applicant is submitting a request for a Conditional Use Permit for an antenna for the property located at 160 S. Millward St., legally known as Lots 7, 8, 9, 10 WORT-2. (parking garage) For questions, please call Tyler Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.
Please respond by: March 8, 2019 (Sufficiency) March 15, 2019 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

IDL04511 FA 14284658
Name/Description: Town of Jackson Parking Garage
Physical Address: 160 South Millward Street
Lot, Subdivision: Lots 7, 8, 9, 10 WORT-2 (Parking Garage) PIDN: _____

PROPERTY OWNER.

Name: Town of Jackson Phone: 307.733.3932
Mailing Address: PO Box 1687 Jackson, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: AT&T Wireless - Tamara Shiveley Phone: 801.230.4877
Mailing Address: 1152 W. 2400 S. Suite C West Valley City UT ZIP: 84119
E-mail: tamaras@shiveassoc.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
☒ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P18-324 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Property Owner or Authorized Applicant/Agent

Tamara Shively
Name Printed

2.15.19
Date

site acquisition
Title

CONDITIONAL USE PERMIT APPLICATION FOR WIRELESS COMMUNICATION FACILITY

Submitted to Town of Jackson
Planning Division
February 18, 2019

1. GENERAL INFORMATION

Applicant: New Cingular Wireless, PCS LLC ("AT&T" or the "Applicant")
4393 Riverboat Road, Ste. 400
Taylorsville, UT 84123

Representative: Tamara Shiveley
tamaras@shiveassoc.com 801-230-4877

Property Owner: Town of Jackson

Site Address: 160 South Millward Ave. Jackson, WY 83001

APN:

Name of Project: Town of Jackson Parking Garage IDL04511 RELO FA 14284658

Zoning: Public/Semi-Public (PSP)

2. PROJECT DESCRIPTION

Request and Justification: AT&T is upgrading equipment all over the Jackson area and throughout the State of Wyoming in order to support the federal directive to build FirstNet capable sites. FirstNet is a dedicated communication network for first responders. After 9/11, the 9/11 Commission recommended the establishment of a single, interoperable network for public safety and FirstNet was created as a result. FirstNet's mission is to build and deploy the first-ever high-speed nationwide wireless broadband network dedicated to first responders. FirstNet helps first responders respond effectively and efficiently and stay safe while helping others during day-to-day operations and disaster response and recover and when managing large events. In order to deploy FirstNet service, wireless infrastructure is required. The proposed facility will include FirstNet antennas and broadcast FirstNet service.

In addition to the FirstNet directive, AT&T is attempting to improve the coverage and capacity in the Town of Jackson to meet the increase in demand. As you know, Jackson is a desirable vacation destination and each summer large amounts of tourists visit the area bringing with them their wireless devices. These devices require large amounts of data to transmit videos, photos, emails and downloads. This increased demand for data requires wireless carriers to upgrade wireless equipment to meet the ever changing technology.

New Cingular Wireless, PCS LLC ("AT&T") currently has a wireless communication facility located in this area on the rooftop at 50 Broadway. Based on changes to the Land Development Regulations, this site is in a zone no longer allowed for wireless communications sites. AT&T had previously expanded the equipment at this location without obtaining permitting from the Town of Jackson and therefore was deprived of its legal status to remain. AT&T needs to now relocate this site to an allowable zone.

The only allowable zone for wireless communication near this site suitable for a replacement is the Public/Semi-Public (P/SP) zone. Verizon has recently built a co-locatable site on the Town of Jackson Parking Garage. AT&T is working with Verizon to move our equipment to this location and seeking permitting from the Town of Jackson. Whereas Verizon was approved for a co-locatable wireless communication site with an equipment area for two carriers, (Verizon and one other), this co-location approval would normally be a Basic Use Process per Town of Jackson Land Development Regulations; however the area Verizon left for a second carrier in the equipment room is not suitable for AT&T's equipment given the door placement, clearances and equipment space needs. AT&T is therefore requesting through this Conditional Use Permit, and a lease with the Town of Jackson, approval for a 6'4" x 10" equipment space located in an existing storage area in the Third Floor Elevator lobby. A partition wall would be added with the metal door, heater and security camera relocated, to create an additional 6'4" x 8' 2" space to mirror the space on the fourth floor approved by Verizon, for a future carrier. The future carrier area previously approved by Verizon and the future carrier area created with AT&T's application would provide sufficient equipment area should a third carrier apply for co-location.

This relocation will meet AT&T coverage needs in this area of town. Coverage Maps are attached to this application as Exhibit 1.

Alternate Sites Considered: AT&T has identified the Verizon site on the Town of Jackson Parking Garage as the only suitable existing facility that will provide the coverage objectives being met by AT&T's current site at 50 E Broadway. AT&T believes this site will meet the Town of Jackson's desire to minimize the number of new sites by co-locating onto an existing site. In addition, the co-location will be onto a stealth site where all antennas will be behind a stealth screen that has already been approved by the Town of Jackson and the electronic equipment will be located in an existing storage room that will not be visible to the general public.

Determination of Need: As noted above, AT&T must find an alternative location for the current site at 50 E Broadway that will support FirstNet capabilities and replace the coverage and capacity demands within this section of the Town of Jackson. The proposed site at 160 Millward Street is the best available location to serve this coverage area.

3. ANALYSIS OF LAWS APPLICABLE TO THIS APPLICATION

Federal, state, and local laws apply to this application.

While the federal Telecommunications Act acknowledges a local jurisdiction's zoning authority over wireless facilities, it limits the exercise of that authority in several important ways.

- A local regulation may not prohibit, or have the effect of prohibiting, the provision of wireless services. 47 U.S.C. §332(c)(7)(A) and (B)(i)(II).
- A jurisdiction is prohibited from considering the environmental effects of radio frequency emissions (including health effects) of the WCF site if the site will operate in compliance with

federal regulations. 47 U.S.C. §332(c)(7)(B)(iv).

- A jurisdiction may not discriminate among providers of functionally equivalent services. A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities. 47 U.S.C. §332(c)(7)(B)(i)(I).
- The Telecommunications Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. The shot clock applicable to this application is 150 days.¹

The Facility will operate in accordance with the Federal Communications Commission's Radio Frequency emissions regulations. Therefore, issues regarding environmental effects are preempted under federal law.

This application is also subject to and complies with the Town of Jackson Land Development Regulations, including Article 6, Division 6.1.10.D Wireless Communication Facilities.

4. PROPOSED DEVELOPMENT PROGRAM

Existing Condition: The existing building is used as the Town of Jackson public parking garage. Verizon has a previously approved Conditional Use Permit for a stealth wireless communication facility that has been built on the top of the Parking Garage on the elevator penthouse. This stealth façade has been constructed to appear to be an extension of the existing elevator penthouse. (See Figure 1)

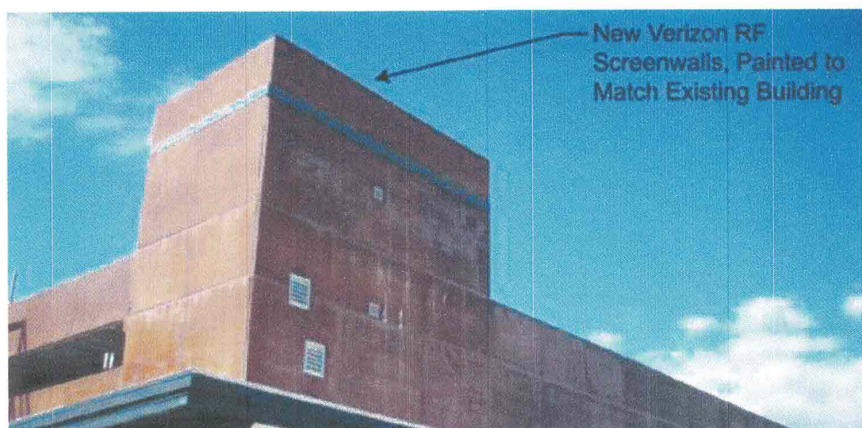
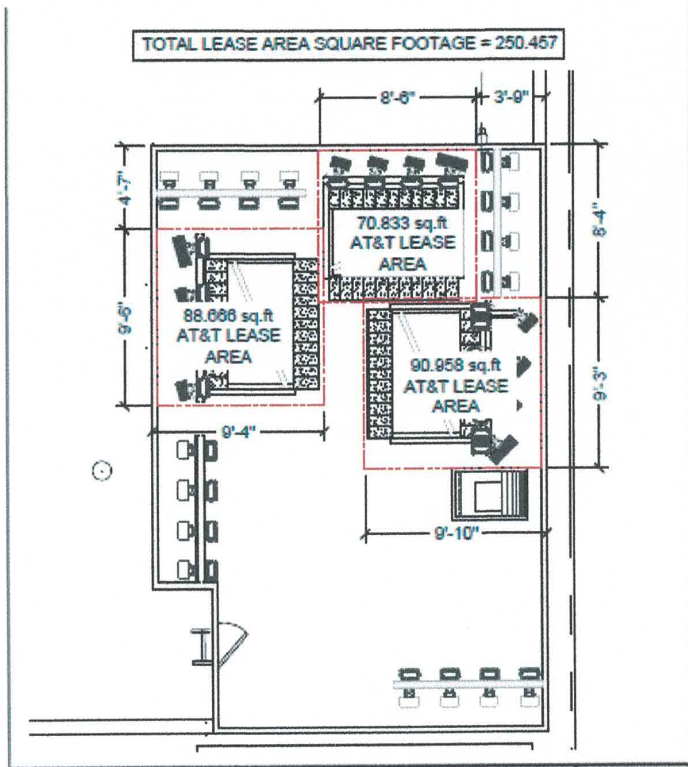


Figure 1: Photo simulation of Verizon's stealth wireless facility. AT&T is proposing to co-locate antennas behind this stealth screening.

¹The FCC rules clarify that the shot clock begins to run when the application is submitted and further state that "[a] determination of incompleteness tolls the clock only if the local government provides notice to the applicant within 30 days that the application is incomplete and while specifically delineating all missing information, and specifying the code provision, ordinance or application instruction or other publically-stated procedure requiring that the information be submitted. Following a resubmission the clock can be tolled again only if the local government notifies the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice." See *FCC Report and Order, FCC 14-153. Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies. October 17, 2014.*

Proposed Use: The proposed wireless communication site will be co-located onto the existing Verizon Wireless communication site located at the Town Parking Garage at 160 Millward Ave. No changes will be made to the existing structure. AT&T will co-locate their antennas behind the stealth screen wall as depicted in Figure 2.



This 250.457sqft is not what the Town desires on our new roof and it will not work with the existing cable trays that Verizon installed. We would like AT&T to install steel posts thru the roof to the roof deck not concrete ballasted sleds as shown. Also, AT&T needs to have a structural engineer review the existing structure to ensure what they are proposing is feasible.

All new penetrations thru the new roof will not change roof warranty. All penetrations thru structure will be reviewed and approved by Public Works and structural engineer.

AT&T will add three sectors of antennas behind this existing 5 ft. stealth screen wall. This is in compliance with Sec. 6.D.3.f.2.iii, which limits the height of any roof-mounted wireless facility to 5 ft. above the roof on which it is affixed. The "stealth" structure is constructed of fiberglass, radio frequency-transparent material which will conceal the roof-top antennas while allowing the antenna signal to transmit. Again, this stealth facility is existing and previously approved by the Town of Jackson. AT&T is proposing to co-locate here.

AT&T is requesting CUP approval by the Town of Jackson to locate its electronic equipment within a 6'4" x 10' section of the existing storage area in the elevator lobby on the third floor of the garage (See Figure 3 as well as page A-2 of the attached construction drawings). AT&T is proposing to add a partition wall and relocate the existing metal door, heater, and security camera in order to create space for an additional future carrier in this room as described above. The electronic equipment will be secured behind the locked door and not accessible to the general public. AT&T is also proposing to locate the HVAC equipment within the pre-cast web of the parking garage (see Figure 4). The HVAC units measure

37.1"x44.5"x17.1" and will fit entirely within the pre-cast web in the ceiling of the third floor of the parking garage. This location was chosen by the public works department.

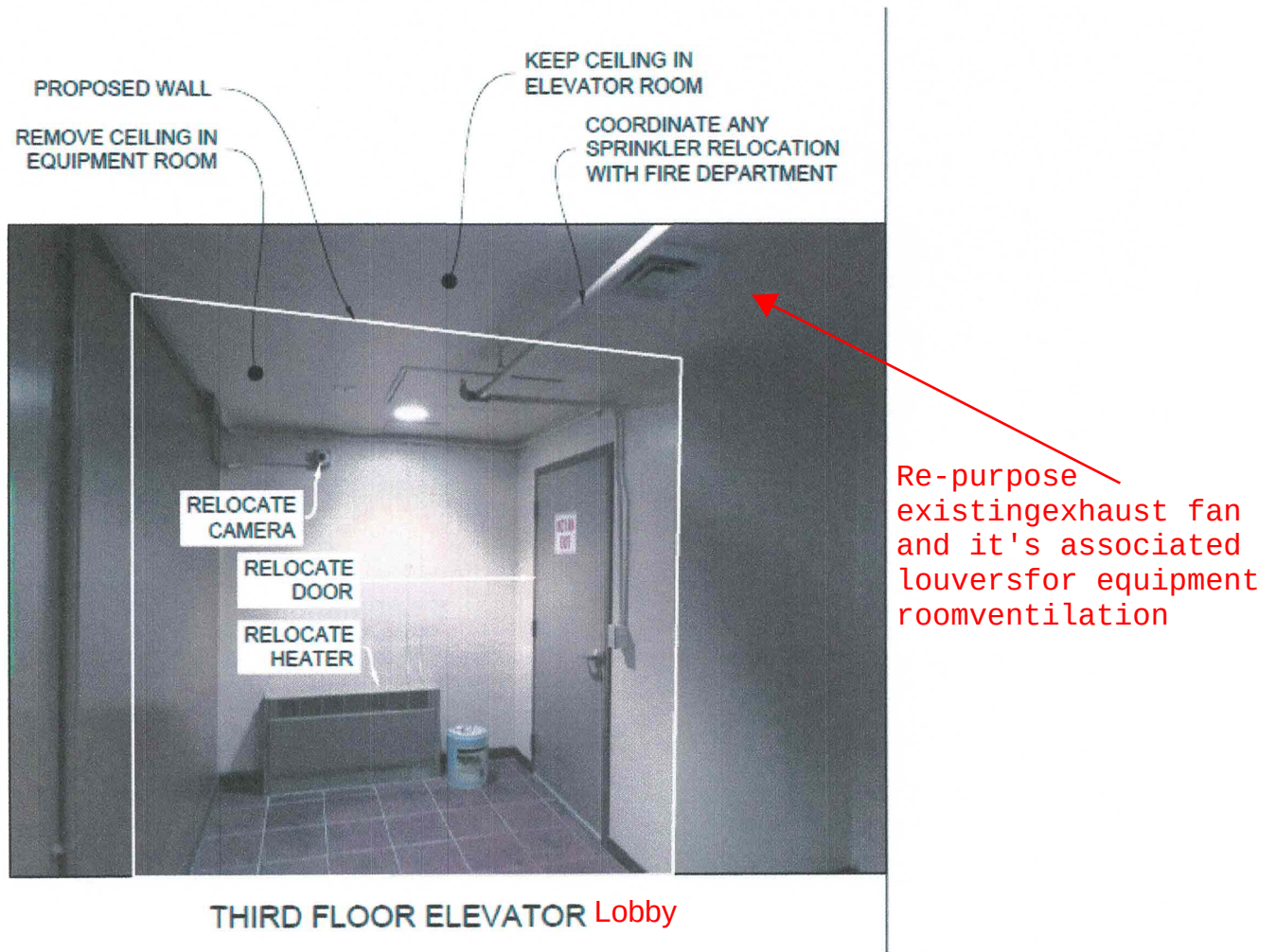


Figure 3: Proposed location for AT&T's electronic equipment.

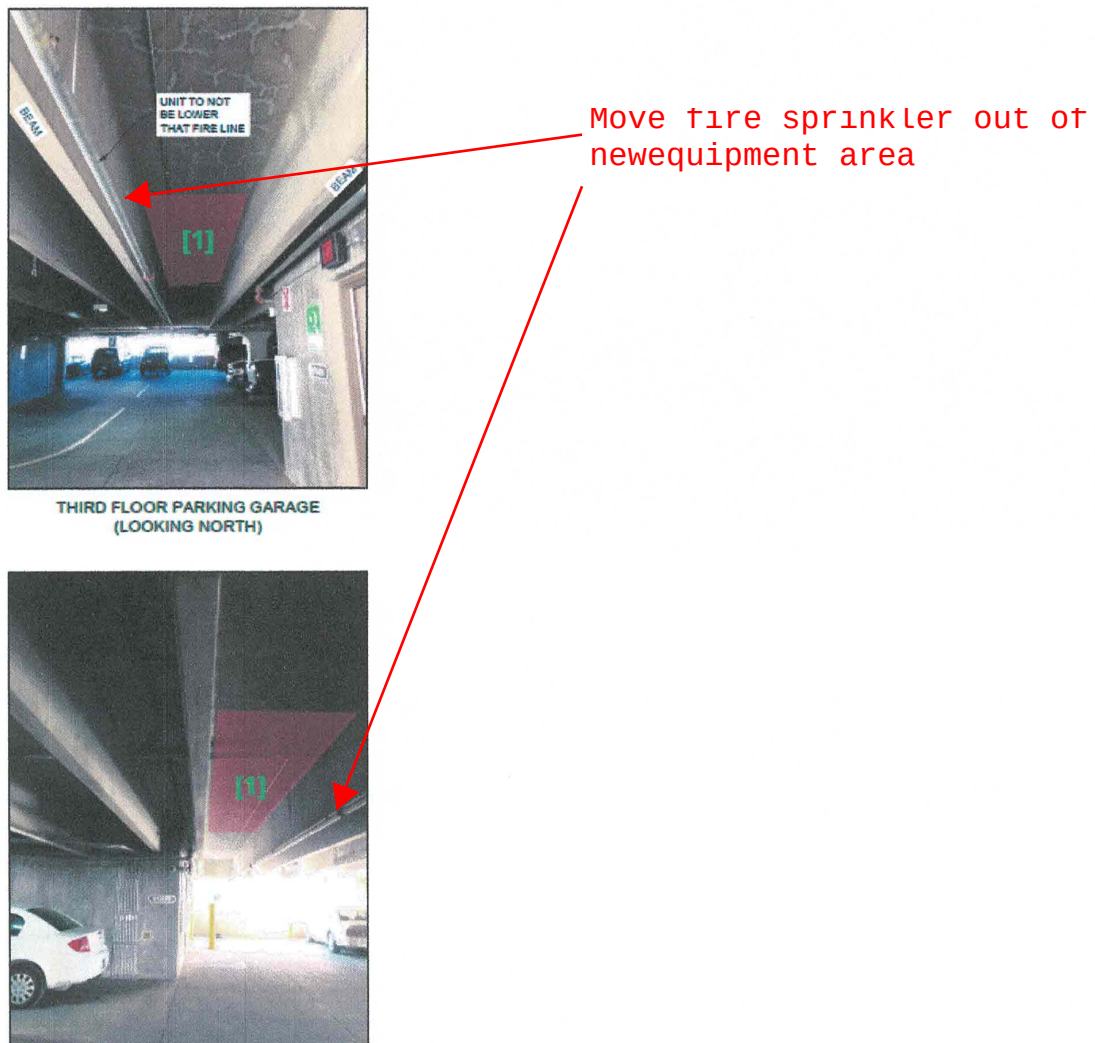


Figure 4: Proposed location for AT&T's HVAC equipment.

Height and floor area: Described above

Setbacks: There are no setbacks applicable to the roof mounted antennas as they are being proposed within the confines of the existing building and the existing stealth wireless communication site built by Verizon. Additionally there are no setbacks applicable for the proposed equipment room area as it is also being located within the walls of the existing building.

Utilities:

AT&T will be utilizing existing utilities. AT&T will swap Verizon's single meter pack with a multiple electric meter stack as required by Lower Valley Energy. AT&T will follow the same conduit route placed

by Verizon to our equipment area and antenna area and paint to match existing structure. AT&T will utilize a step down transformer (See page A-5 of construction drawings).

5. SITE AND FLOOR PLANS

The enclosed site plans meet the minimum standards established in the Administrative Manual. Sheet T-1 includes project data;

- GN-1 – GN-6 include General Notes
- SV-1 includes a professional land survey of the subject property;
- A-1 includes an overall site plan;
- A-2 includes an equipment plan for the proposed wireless facility;
- A-2.1 includes an HVAC ducting plan;
- A-3 and A-4 includes proposed antenna elevations and antenna plans;
- A-4 includes utility routing;
- R-1 includes equipment details;
- R-2 includes HVAC details
- G-1 includes grounding details;

The only changes to the floor plan will be to add a partition wall and relocate the existing metal door in the third floor elevator lobby to accommodate AT&T's equipment and provide an area for a future carrier. Layouts for the antenna and equipment area are included within the site plans.

5. POSTED NOTICE

When hearing dates are scheduled, Applicant will prepare required signs and post notice as required by Sec. 8.2.14.C.4.

6. REVIEW CRITERIA

Pursuant to the requirements outlined in the Pre-Application Conference Summary, the following items are addressed below.

GENERAL INFORMATION

Planning Permit Application has been provided.

Notarized Letter of Authorization has been provided.

Application Fees have been paid by enclosed Check No. 303 in the amount of \$2,500.00.

Review Fees Applicant acknowledges responsibility for payment of review fees necessitated by the review of the application.

Mailed Notice Fee Applicant acknowledges responsibility for payment of mailed notices in excess of 25 notices.

Digital Format Applicant has submitted all application materials in digital format on the enclosed CD.

Response to Submittal Checklist Applicant has provided responses to the comments identified in the Pre-Application Conference Summary in the text of this narrative.

Title Report per the Pre-Application Meeting, this is not required.

Narrative description of the proposed development This has been provided herein (see "Project Description," above).

Proposed Development Program This has been provided herein (see "Proposed Development Program," above).

Site Plan The enclosed site plan set is based on revisions discussed at the Pre-Application Conference

Floor Plans The only proposed changes to the floor plan of the existing building are the partition wall and relocations of door, heater and security camera as described above.

Neighborhood Meeting Summary per the Pre-Application Meeting, this is not required.

Posted Notice Addressed above

SUBMITTAL CHECKLIST: Subsection B, Physical Development:

The following items are required to be addressed:

Structure Mass and Location and Maximum Scale of Development: The existing building is used as the Town of Jackson public parking garage. Verizon has a previously approved Conditional Use Permit for a stealth wireless communication facility that has been built on the top of the Parking Garage on the elevator penthouse. This stealth screen wall has been constructed to appear to be an extension of the existing elevator penthouse. AT&T's project will not visibly change the stealth screen wall in any way. AT&T will be co-locating onto the existing structure and installing antennas behind the existing stealth screen wall. There will be no visible change to the general public.

Building Design: The existing parking garage is a contemporary design with concrete facade. A portion of the south façade is obscured by the multi-story glass and metal structure which encloses the hydroponics facility, "Vertical Harvest." The Verizon screen wall addition mimics the design of the existing elevator penthouse and is intended to appear as a logical extension of the penthouse. AT&T's co-location will not make any changes to the building design other than the partition wall addition and door, heater and camera relocations in the third floor elevator room as described above.

Site Development: No new driveways or access points are proposed. The site will be accessed from Simpson Street, in the existing driveway access to the Parking Garage. No new easements are proposed. It is possible that during construction a crane will be needed to transport building materials to the roof; however this will be determined at a pre-construction meeting with Town building officials. Construction of this site is estimated to take approximately 60 to 90 days. Staging for construction materials will be coordinated with the Town of Jackson and will not obstruct or impact the general public or Town of Jackson Operations.

Fencing: No fencing will be necessary at this project as the electronic equipment will be enclosed inside the third floor elevator room. This area will be secured with a lock. With no fencing, no setbacks associated with fencing apply.

Wildlife Friendly Fencing: Not applicable, per Pre-Application Conference Summary

Environmental Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection D, Development Options: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection E, Additional Zone-Specific Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 4, Special Purpose Zones: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 5, Physical Development Standards Applicable in all Zones:

The following items are required to be addressed:

Division 5.1, General Environmental Standards: Not applicable, per Pre-Application Conference Summary

Division 5.2, Environmental Standards Applicable in Specific Areas: Not applicable, per Pre-Application Conference Summary

Division 5.3, Scenic Standards: This site will not include exterior lighting per Div. 5.3.1 and is not in a Scenic Resources Overlay per Div. 5.3.2.

Division 5.4, Natural Hazard Protection Standards: Not applicable, per Pre-Application Conference Summary

Division 5.5, Landscaping Standards: All antennas will be located behind “stealth” screens on the existing building. The electronic equipment will be concealed inside the third floor elevator room remodeled for the use of AT&T as an electronic equipment room and space for an additional carrier’s electronic equipment. No landscaping will be removed or required as the project is within the confines of the public parking garage.

Division 5.6, Sign Standards: Not applicable, per Pre-Application Conference Summary

Division 5.7, Grading, Erosion Control and Stormwater Management: Not applicable, per Pre-Application Conference Summary

Division 5.8, Design Guidelines: No new materials are being proposed as the co-location will be behind the existing stealth screen previously approved by the Town of Jackson and installed by Verizon. The materials used for the partition wall addition will match the existing walls inside the parking garage. The existing metal door and heater will be relocated. In summary, the proposed site plans are in compliance with Design Guidelines set forth by the Town of Jackson.

SUBMITTAL CHECKLIST: Article 6, Use Standards Applicable in all Zones:

The following items are required to be addressed:

Division 6.1, Allowed Uses: The proposed site is located in the (P/SP) zone district and wireless communication sites are an allowed use.

Division 6.2, Parking and Loading Standards: The parking, loading and maintenance requirements of this section do not apply because the proposed site will be an unmanned, unoccupied space. The site will be visited only occasionally by one technician in one vehicle for a short period of time for monitoring and maintenance of the electronic equipment.

Division 6.3, Employee Housing Requirements: Not applicable, per Pre-Application Conference Summary.

Division 6.4, Operational Standards: There will be no outside storage; all equipment and materials associated with the site will be kept in the designated equipment area shown on Sheet A-2 of the site plans. The unoccupied site will generate no refuse or recycling; it will be visited only occasionally by an AT&T technician to monitor and maintain equipment. The site will not generate any significant noise and no vibration. All AT&T facilities are monitored remotely 24/7; therefore the likelihood of fire, explosive hazards or electrical disturbances is minimal. There will be no generator on site.

SUBMITTAL CHECKLIST: Article 7, Development option and Subdivision Standards Applicable in all Zones:

The following items are required to be addressed:

Division 7.1, Development Option Standards: Not applicable, per Pre-Application Conference Summary

Division 7.2, Subdivision Standards: Not applicable, per Pre-Application Conference Summary

Division 7.3, Open Space Standards: Not applicable, per Pre-Application Conference Summary

Division 7.4, Affordable Housing Standards: Per the Pre-Application Conference Summary notes, "Applicant shall provide a Housing Mitigation Plan consistent with the Housing Department Guidelines. It is likely that no requirement exists, but the paperwork must be filled out and provided with the CUP application." Enclosed with application.

Division 7.5, Development Exaction Standards: Not applicable, per Pre-Application Conference Summary

Division 7.6, Transportation Facility Standards: Not applicable, per Pre-Application Conference Summary

Division 7.7, Required Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, or irrigation will be required. There will be no generator on site.

Additional Comments: Town of Jackson requested that a draft of all lease agreements with the Town shall be submitted with the Conditional Use Permit. The final leases shall be signed prior to approval of the associated building and electrical permits. AT&T provided a lease draft to the Town of Jackson which was redlined by Town of Jackson Legal Department. The lease draft is currently with AT&T legal to respond to the redlines presented by the Town of Jackson.

GENERAL STANDARDS AND DESIGN REQUIREMENTS:

The following standards are required pursuant to Sec.6.1.10.D.3.f:

- i) **Must be Stealth:** The application meets this requirement with all antennas and equipment concealed from public view. The proposed project will be a co-location behind an existing stealth screen wall. Antennas and equipment will not be visible from the street. The "stealth" addition has been previously approved by the Town of Jackson and installed by Verizon. It will not be obvious that a wireless communication site is located there, i.e., the presence, purpose, or nature of the facility is not readily apparent to a reasonable observer.
- ii) **Standards to be applied include the following:**

- a. **Determination of Need** – Please see “Alternatives Sites Considered” and “Determination of Need” sections of this report.
- b. **Concealment Element** – The proposed project uses an existing stealth screen wall co-location opportunity with no new design elements.
- c. **Height** – The project is proposed behind an existing 5 ft. screen wall with no changes to the height.
- d. **Setbacks** – No setbacks are applicable as the proposed facility is within the confines of the existing Town of Jackson Parking Garage and Verizon wireless communications facility. No fencing will be necessary as the electronic equipment will be located inside the third floor elevator room.
- e. **Other conditions** – The proposed facility is existing and will be maintained by Verizon per their CUP approval to be visually compatible with adjoining terrain and structures. The proposed site will not be used for the storage of excess equipment and there will be no outdoor storage. All equipment associated with the site will be contained in the designated equipment area as previously discussed.
- f. **Landscaping** – there is no landscaping required as the project is completely within the confines of the Town of Jackson Parking Garage.
- g. **Signage** – No commercial signage will be displayed at the proposed facility. Signage will be limited to that required by federal regulatory agencies.
- h. **Lighting** – No additional lighting is proposed for this facility.
- i. **Quantity limit** – There is a limit of one (1) tower per legally created parcel of property per Town of Jackson LDRs. There will be no towers on this parcel only co-location onto an existing roof mounted wireless communication facility. Co-location onto existing wireless communication sites is encouraged by the Town of Jackson.
- j. **Emergency generator** - AT&T will not have a generator on site.
- k. **Noise level** – The site will not generate any significant noise and no vibration.
- l. **Visibility** – Antennas will be completely concealed behind the existing stealth screen wall. As noted above, all electronic equipment will be concealed within the third floor elevator room. The only visible element will be the 37.1”x44.5”x17.1” HVAC units concealed between the deck beams on the third floor ceiling of the parking garage.
- m. **Notice** – The facility will be in compliance with all requirements for public hearings. When dates for the required public hearings are scheduled, Applicant will order notice signs to be posted at designated locations on the property.
- n. **Access** - No part of the facility will obstruct access or cause the existing building to fail to comply with the American Disabilities Act.
- o. **Security** – Opportunities for unauthorized access will be minimized with entrance to the electronic equipment area locked. In addition, AT&T facilities are monitored remotely 24/7, providing additional security for the site.
- p. **Building Design** – There are no proposed changes to the existing “stealth” wall structure. As noted above, it will not be obvious that a wireless communication site is located on the roof, i.e. the presence, purpose or nature of the facility is not readily apparent to a reasonable observer.

7. CONDITIONAL USE PERMIT REQUIREMENTS:

The following findings must be made prior to approval of a conditional use permit:

- **The application is compatible with the desired future character of the area:** As demonstrated in the project description and determination of need sections of this application, this wireless site is necessary to provide FirstNet capabilities and maintain user demands for coverage and capability in this area. The design of the previously approved and installed stealth screen walled wireless facility onto the existing building blends well with and does not change the character of the surrounding area.
- **The application complies with the use specific standards of Division 6.1:** Jackson Land Development Regulations allow wireless communication sites in the P/SP zone district.
- **The application minimizes adverse visual impacts:** As described throughout the application, this site was previously approved and designed to be within Town of Jackson LDRs and to replicate the exterior finishes of the existing building as well as architecturally appear to be a logical extension of the building. AT&T will only be co-locating behind the existing stealth screen wall and utilizing existing space in the storage area of the third floor elevator lobby
- **The application minimizes adverse environmental impacts:** There will be no adverse environmental impacts associated with this development. The proposed site will be unoccupied and requires only minimal electric utility service for operation. There will be no ground disturbance associated with the construction of this site.
- **The application minimizes adverse impacts from nuisances:** The proposed site will not generate any significant noise, no dust, odor or other impacts that could be considered a nuisance.
- **The application minimizes adverse effects on public facilities:** There will be minimal impact on public facilities. This site requires only minimal electrical service. The site will be unoccupied and requires no water, sewer, trash collection or other public services. The site will generate no traffic; it will be visited only occasionally by a sole technician to monitor and maintain the equipment. AT&T facilities are monitored remotely 24/7 and standard operating procedures minimize security risks.
- **The application complies with all other relevant standards of these LDRs and all other Town Ordinances:** The proposed development will comply with all Land Development Regulations, building code requirements and other ordinances.
- **The application is in substantial conformance with all standards or conditions of any prior applicable permits or approvals:** Applicant believes the proposed plans meet or exceed all requirements of applicable permits and required approvals.

In summary, the application satisfies the criteria established for Conditional Use Permit findings.

"FCC SHOT CLOCK"

AT&T requests that the Town of Jackson issue a written decision granting AT&T's request within (150) days of the date this application is submitted pursuant to *Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7) to Ensure Timely Siting Review*, Declaratory Ruling, 24 FCC Rcd 13994, para. 46 (2009 Declaratory Ruling). If applicable, within fourteen (14) days of the date the application is submitted, AT&T requests the Town to inform AT&T in writing of the specific reasons why the application is incomplete and does not meet the submittal requirements; and in doing so, to please specifically identify the code provision, ordinance, instruction or public procedure that requires the information be submitted.

7. CONCLUSION

AT&T respectfully requests the Town of Jackson to grant conditional use permit approval for the above described project. The proposed site will be part of the FirstNet directive by the federal government as well as the more comprehensive AT&T wireless network and approval of this application will allow AT&T to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.

LETTER OF AUTHORIZATION

Cellular Inc Network Corp dba Verizon Wireless, "Owner" whose address is: One Verizon Way, Mail Stop 4AW100 Basking Ridge New Jersey 07920

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Cellular Inc Network Corp dba Verizon Wireless, as the owner of property more specifically legally described as: a portion of the building located at 160 S Milward Street Jackson WY leased from the Town of Jackson for the purpose of constructing a Wireless Communication Facility

(If too lengthy, attach description)

HEREBY AUTHORIZES Tamara Shiveley in behalf of AT&T Wireless to obtain its own Basic Use Permit for wireless co-location

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Maria Crohan for Verizon Wireless 6-28-18

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Sr Manager - Network Real Estate

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Kansas)
)SS.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me by Lisa M. Rogers this 28 day of JUNE, 2018.

WITNESS my hand and official seal.

Lisa M. Rogers
(Notary Public)
My commission expires: 2/12/2021

(Seal)





AT&T Mobility
2890 South 25th East
Idaho Falls, ID 83404
www.att.com

November 13, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's proposed wireless facility at 160 South Millward, Jackson, WY 83001 (AT&T site FA Code 14284658) will comply with all Federal Communications Commission ("FCC") Radio Frequency ("RF") exposure rules.

The FCC rules set the maximum permissible exposure allowable from RF transmissions for the general population. The FCC has determined that a person may be exposed to RF emissions below those exposure limits with no harmful effects. The FCC's OET Bulletin 65 (Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields) provides guidance in determining RF exposure levels.

Additionally, the FCC has written OET Bulletin 56 (Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields), an excellent document on RF safety which can be downloaded from <http://www.fcc.gov/encyclopedia/radio-frequency-safety>

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

A handwritten signature in cursive script that reads "J. Shad Rydalch".

J. Shad Rydalch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com



AT&T Mobility
2890 South 25th East
Idaho Falls, ID 83404
www.att.com

November 13, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's proposed wireless facility at 160 South Millward, Jackson, WY 83001 (AT&T site FA Code 14284658) will comply with all American National Standards Institute (ANSI) standards for electromagnetic radiation adopted by the Federal Communications Commission (FCC) for wireless telecommunications facilities.

The proposed AT&T wireless telecommunication facility will comply at all times with FCC regulations prohibiting localized interference with reception of television and radio broadcasts.

The proposed AT&T wireless telecommunication facility will not interfere with public safety frequencies servicing the town and its residents.

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

A handwritten signature in cursive script that reads "J. Shad Rydalch".

J. Shad Rydalch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com



Contracted to  AT&T Mobility

Town of Jackson Planning Department
150 E. Pearl Avenue
Jackson, WY 83001

February 18, 2019

RE: Compliance with Applicable Codes - AT&T project Town of Jackson Parking Garage IDL04511 FA 14284658 located at 160 South Millward Ave., Jackson, WY 83001

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.vii of the Town of Jackson Land Development Regulations. AT&T affirms that the proposed Base Station known as "Town of Jackson Parking Garage IDL04511 FA 14284658", to be co-located on the rooftop of the existing building at 160 South Millward Avenue, will be constructed and maintained in compliance with all applicable non-discretionary structural, electrical, energy, building and safety codes.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'T Shiveley'.

Tamara Shiveley
Real Estate Specialist
Shiveley and Associates, Inc.
Consultant to AT&T
801-230-4877
tamaras@shiveassoc.com

HOUSING MITIGATION PLAN

For CUP Application for Wireless Telecommunications Site at 160 S. Millward Ave.

AT&T is proposing to co-locate onto an existing unmanned wireless communication site at 160 S. Millward Ave. in Jackson. The antennas will be placed in the Verizon stealth addition on the existing Town of Jackson parking garage. There will be no square footage related to this project.

.000246 X 0 sq. ft. = 0

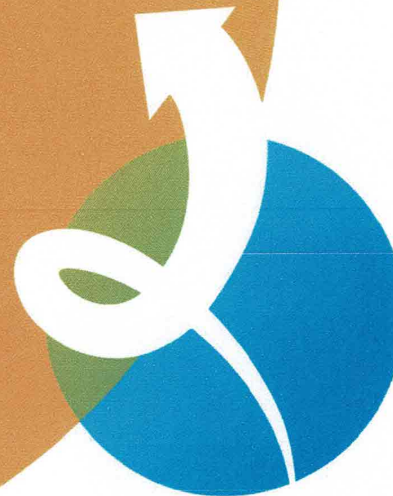
AT&T believes it does not qualify to provide housing given that there is no square footage and the site is unmanned.

Exhibit 1

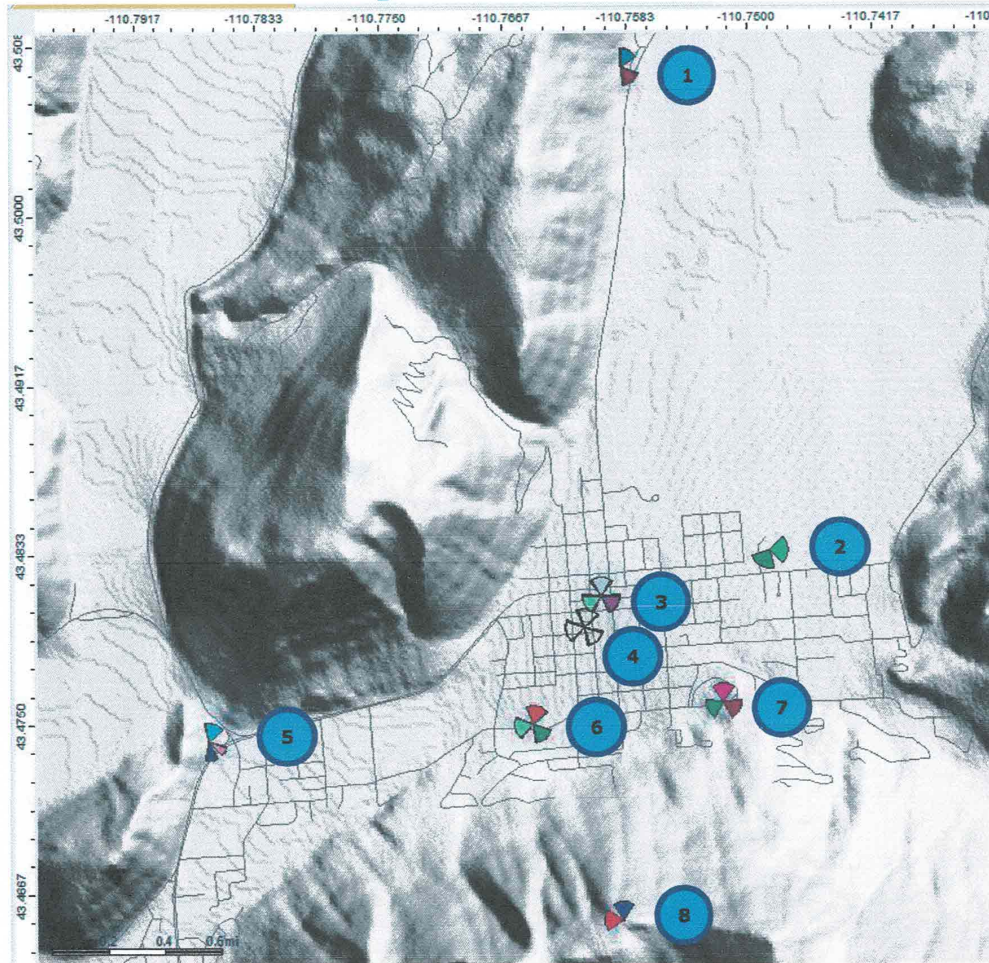
Coverage Maps

Relocation of AT&T facilities to Town of Jackson Parking Garage

IDL04511
FA 14284658
Prepared by J. Shad Rydalch
AT&T Senior Specialist Radio Access Network Engineer
11/13/2018

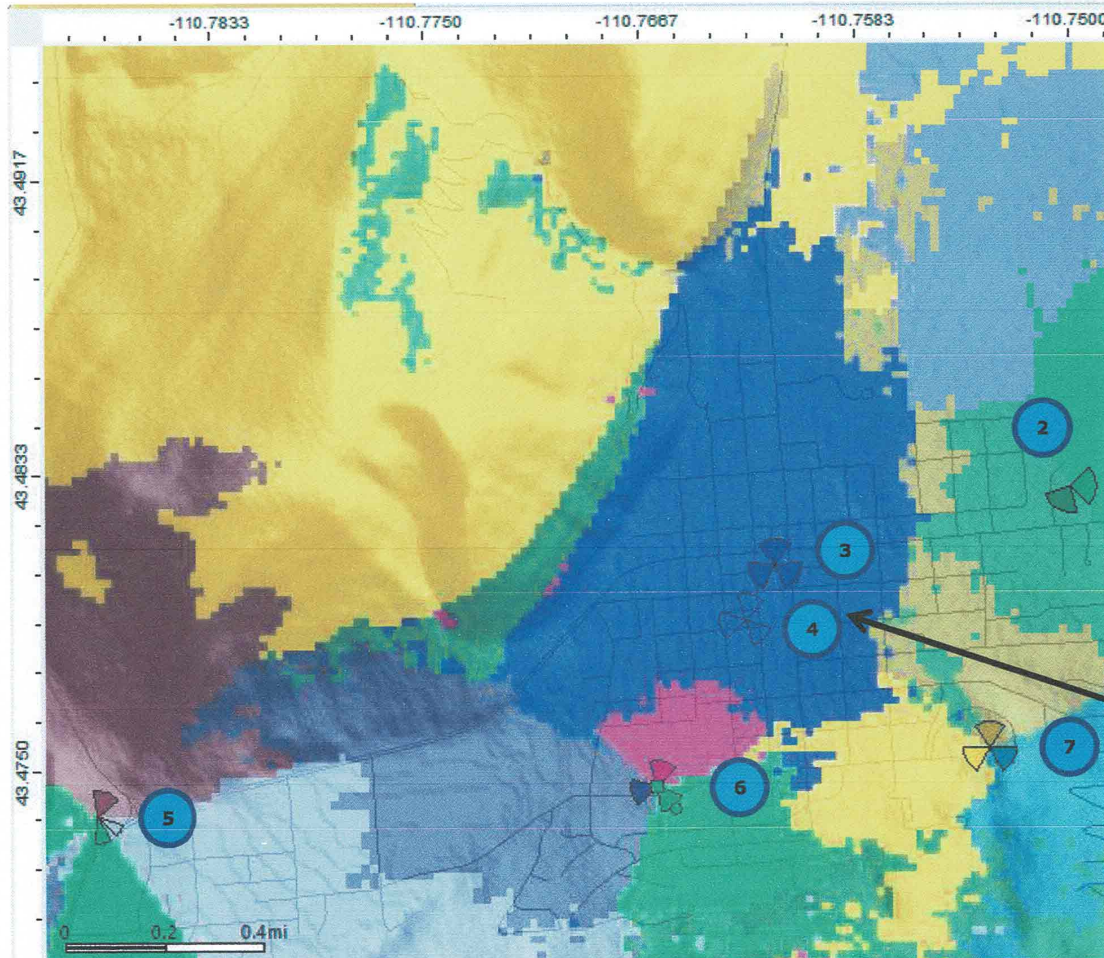


AT&T Facility Locations



- 1) Flat Creek
- 2) Hospital
- 3) Theater
- 4) Parking Garage
- 5) Storage Units
- 6) Fairgrounds
- 7) Snow King Lodge
- 8) Snow King Mtn

Coverage offered by current sites

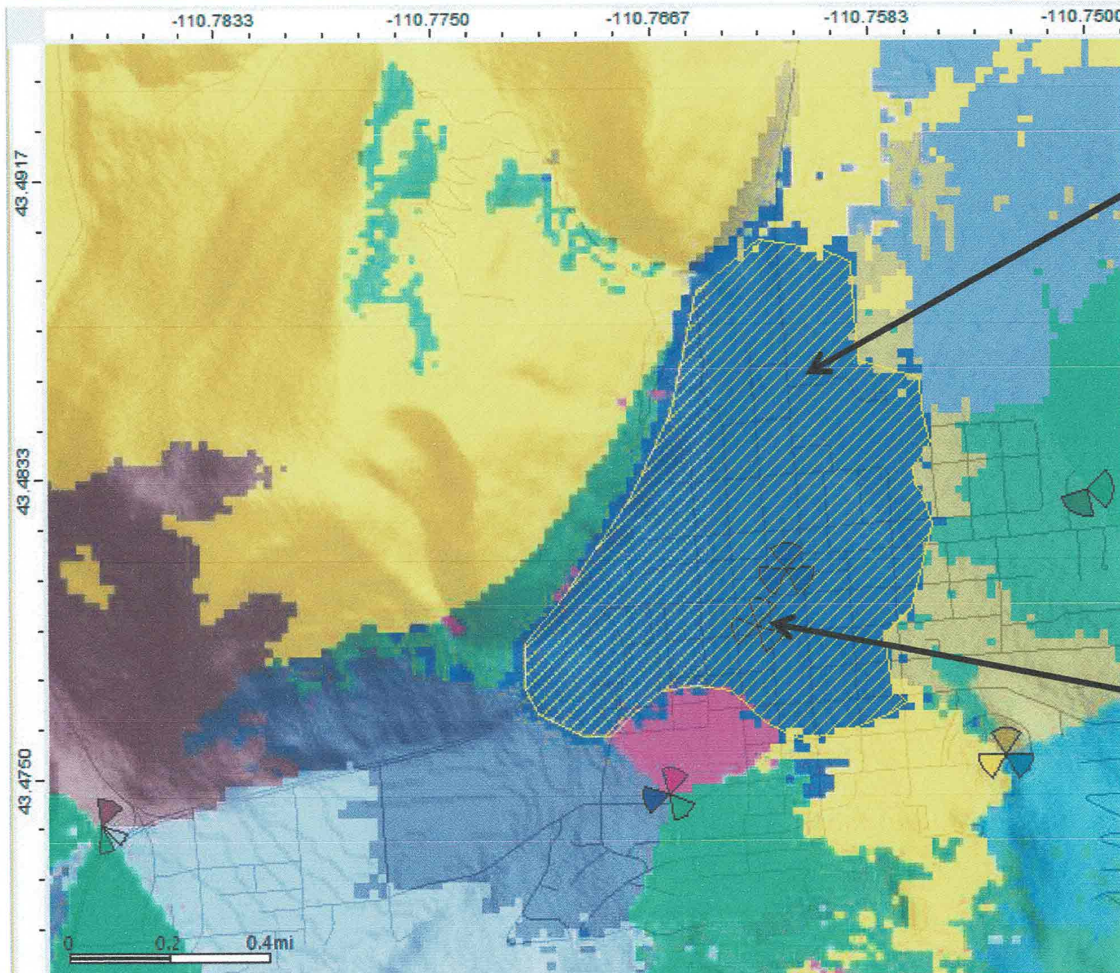


- 1) Flat Creek (off map)
- 2) Hospital
- 3) Theater
- 4) Parking Garage
- 5) Storage Units
- 6) Fairgrounds
- 7) Snow King Lodge
- 8) Snow King Mtn (off map)

Blue shows Coverage footprint of existing facility on theater roof top

AT&T Proprietary (Internal Use Only)

We are interested in maintaining coverage



Yellow Diagonal Lines: We are interested in maintaining coverage offered by existing facility at theater

Blue shows coverage footprint of existing facility at theater

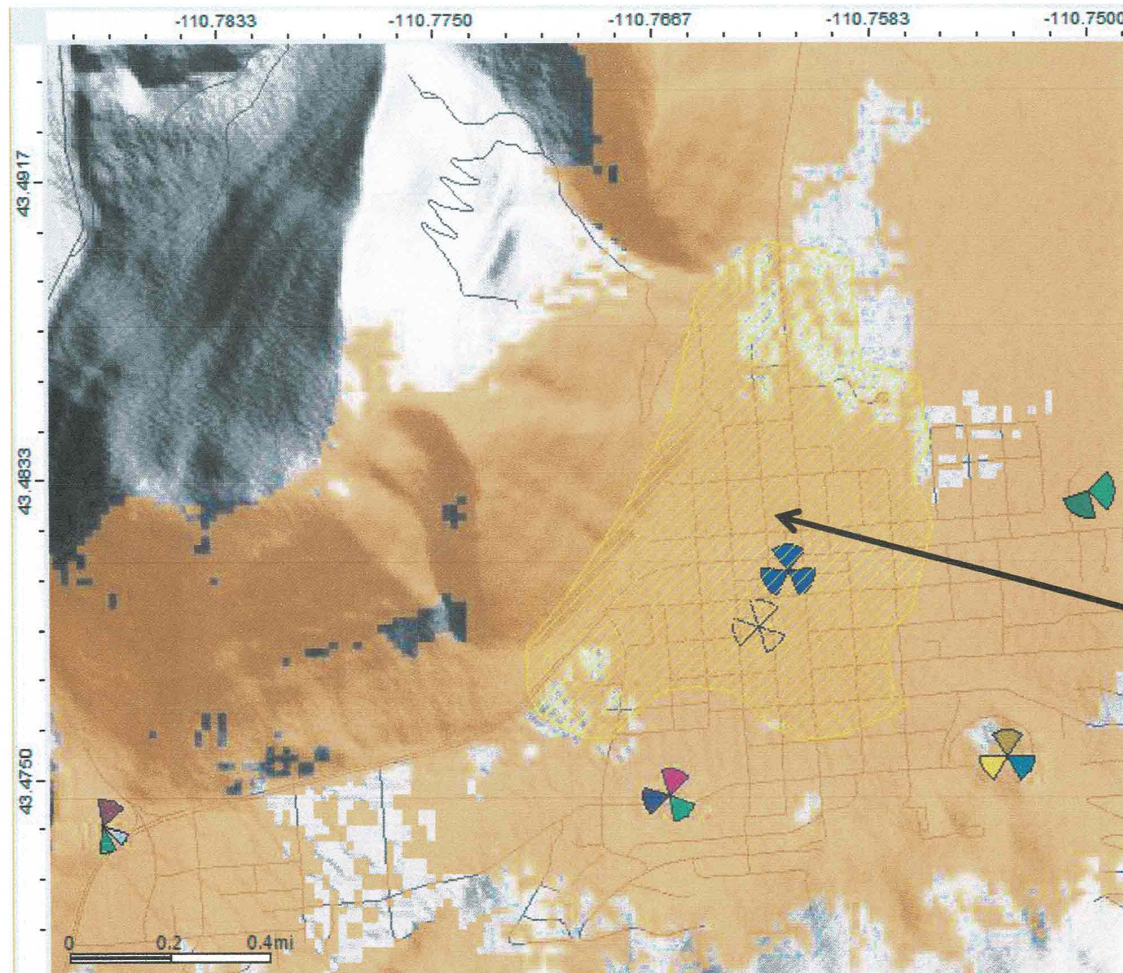
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Page 4



Current good indoor coverage



Orange:
Identifies where
prediction
models show we
have acceptable
indoor coverage

Yellow Diagonal
Lines: current
coverage footprint
offered by facility
at theater

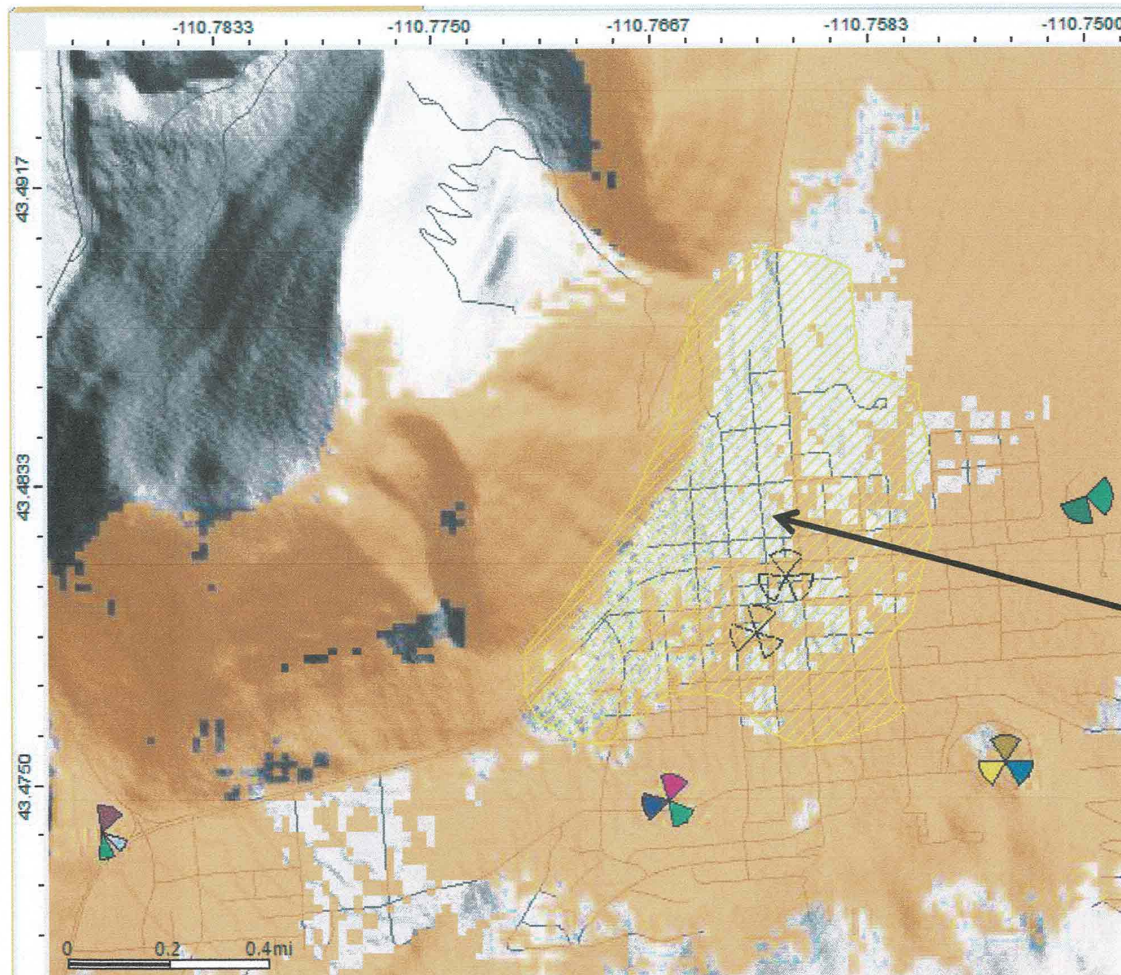
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Page 5

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Without replacement facility



Orange:
Identifies where
prediction
models show we
have acceptable
indoor coverage.

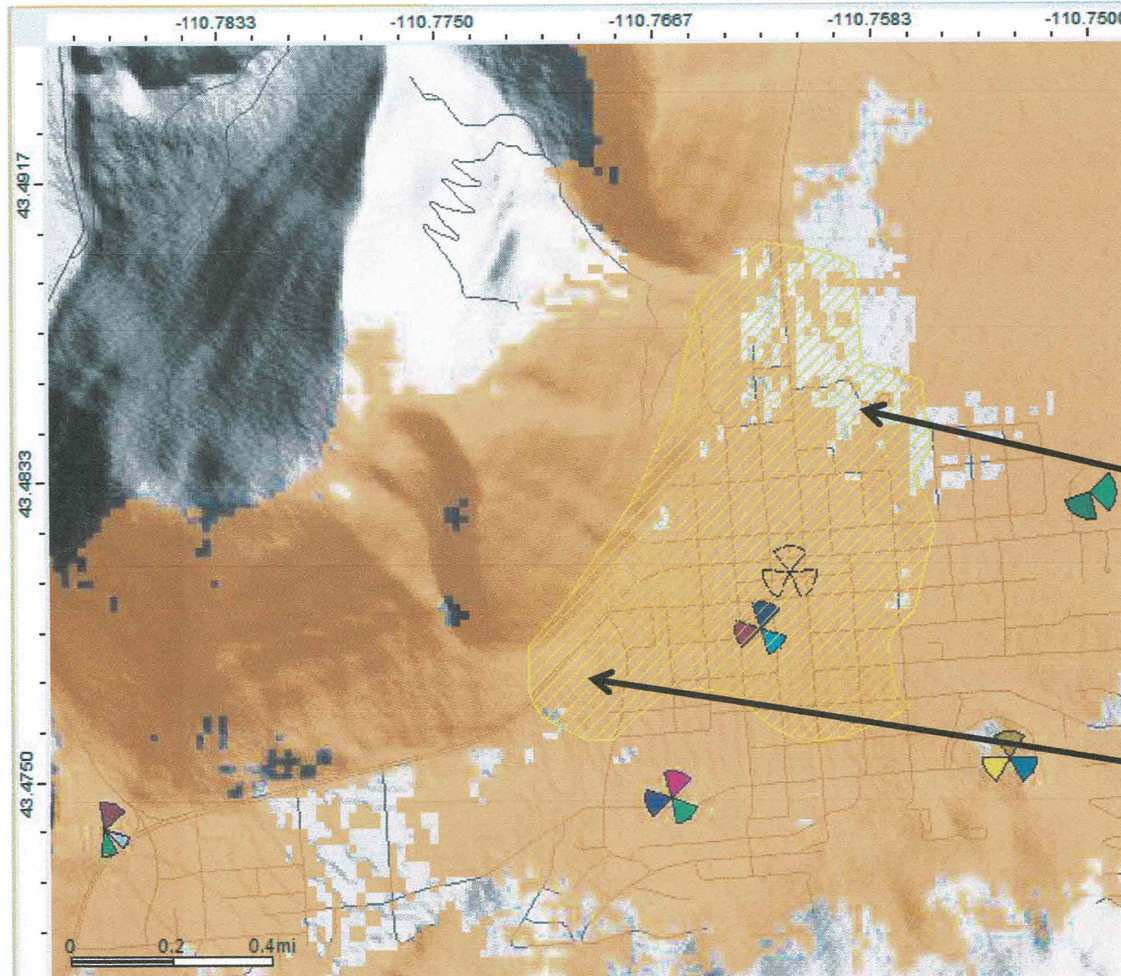
Yellow Diagonal
Lines: current
coverage footprint
offered by facility
at theater

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Parking Garage good indoor coverage



Orange:
Identifies where
prediction
models show we
have acceptable
indoor coverage

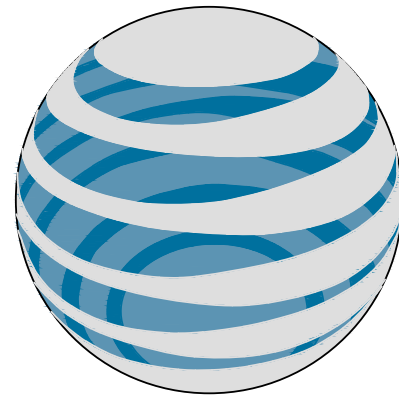
Small coverage
degradation on
North side of
Town

Matches and
exceeds at Town
center and West
of Facility

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at&t

IDL04511 RELO
TOWN OF JACKSON PARKING GARAGE
FA#: 14284658

56.5' ROOFTOP

PTN# 3770A0FQYD
NEW SITE BUILD

SITE INFORMATION

SITE ADDRESS:

160 S MILLWARD STREET
JACKSON, WY 83001

COUNTY:

TETON

COORDINATES:

43.4776580° / -110.7642330° (FOR NAVIGATION ONLY)

PROPERTY LANDLORD
OR OWNER:

TOWN OF JACKSON

JURISDICTION:

TOWN OF JACKSON

OCCUPANCY GROUP

UNMANNED

CONSTRUCTION TYPE

II-B

POWER COMPANY:

LOWER VALLEY ENERGY

TELCO COMPANY:

CENTURY LINK

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN
HABITATION

CONTACT INFORMATION

APPLICANT:

AT&T
4393 RIVERBOAT ROAD, SUITE 400
TAYLORSVILLE, UTAH 84123

PHONE: 801.458.8888

CONTACT: BYRON BOSSHARDT

PROJECT MANAGER:

GENERAL DYNAMICS WIRELESS SERVICES, LLC.
1152 W. 2400 S., SUITE C
SALT LAKE CITY, UT 84119

PHONE: 801.201.0566

CONTACT: ROCKY MATTISON

ARCHITECTURE &
ENGINEERING:

GEOSTRUCTURAL, LLC.
PO BOX 2621
BOISE, ID 83701

PHONE: 530.539.4787

CONTACT: DON GEORGE

VICINITY MAP

DRIVING DIRECTIONS

From Jackson Airport:
Turn right at the 1st cross street onto US-191 S/US-26 W/US-89 S (8.8 mi)
Turn right onto W Broadway (0.1 mi)
Turn left onto S Milward St (0.1 mi)
Enter parking garage and go to the top level
Site is in the elevator room door on right

APPROVALS

RF MANAGER

CONSTRUCTION
MANAGER

SITE ACQ.
MANAGER

PROPERTY
OWNER

OPERATIONS
MANAGER

SCOPE OF WORK

PROPOSED:

5' SCREEN WALL (BY VERIZON)

(9) SBNHH-1D65A 4.6' TALL ANTENNAS
(3) NNHH-65A-R4 4.6' TALL ANTENNAS
(3) B25 RRH4x30-4R
(3) RRH4x25-WCS-4R
(6) AIRSCALE DUAL RRH 4T4R B25/60 320W AHFIB
(3) DC/FIBER DISTRIBUTION BOXS

EQUIPMENT IN EXISTING BUILDING

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS,
CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE
ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING
WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN
ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK
PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED.

FCC COMPLIANCE

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION
OF OTHER COMMUNICATION DEVICES.

DIG LINE

SITE PHOTO (PHOTO SIM)

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
GN-1 - GN-6	GENERAL NOTES
SV-1	SITE SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT PLAN
A-2.1	HVAC DUCTING PLAN
A-3	ANTENNA ELEVATIONS
A-4	ANTENNA PLANS
A-4	UTILITY ROUTING
R-1	EQUIPMENT DETAILS
R-2	HVAC DETAILS
G-1	GROUNDING DETAILS



GENERAL DYNAMICS
Information Technology



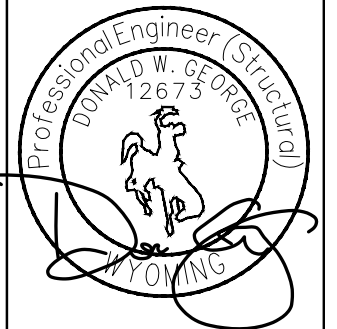
GEOSTRUCTURAL

PO BOX 2621, BOISE, ID 83701
P: 530.539.4787
E: CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
A	09/19/18	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

THE INFORMATION CONTAINED IN THIS SET OF
DOCUMENTS IS PROPRIETARY BY NATURE. ANY
USE OR DISCLOSURE OTHER THAN THAT WHICH
RELATES TO THE CLIENT NAMES IS STRICTLY
PROHIBITED.



SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

CONSTRUCTION NOTES:

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS THE FOLLOWING DEFINITIONS SHALL APPLY:

GENERAL CONTRACTOR: GENERAL DYNAMICS
SUBCONTRACTOR: ASSIGNED CONTRACTOR
2.

ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3.

GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5.

ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6.

UNLESS OTHER WISE, THE WORK SHALL INCLUDE FURNISHING, MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO BE FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEERPRIOR TO PROCEEDING WITH WORK.
8.

THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9.

IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
10.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND LOCAL JURISDICTION.
11.

GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12.

ERECTION SHALL BE DONE IN A WORK MANLIKE MANNER BY COMPETENT EXPERIENCED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13.

SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUB CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14.

WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUB CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEViate FROM THE DRAWING PRIOR TO THE BEGINNING CONSTRUCTION.
15.

SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
16.

THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
17.

THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18.

GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20.

THE GENERAL CONTRACTOR SHALL MAINTAIN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISION, ADDENDA, AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES.
21.

THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.

22.

NO TOWN OF JACKSON OPERATED UTILITIES SHALL BE IMPACTED WITHOUT A PUBLIC RIGHT-OF-WAY PERMIT, COORDINATION AND APPROVAL BY THE TOWN OF JACKSON
23.

ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES. AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO, A)FALL PROTECTION, B)CONFINED SPACE, C)ELECTRICAL SAFETY, D)TRENCHING & EXCAVATION.
24.

ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
25.

THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OF DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
26.

SUB CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
27.

NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACE IN ANY FILL OR EMBANKMENT.
28.

THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH GRADE AND COMPACTED TO 95 PERCENT STANCE PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE, ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL, PRE-APPROVED BY THE LOCAL JURISDICTION.
29.

ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
30.

ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER THE THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
31.

SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OS AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
32.

SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
33.

THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
34.

OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
35.

NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
36.

ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPQPRS WIRELESS SITES." INCASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
37.

SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
38.

SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
39.

INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER,. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OF PROCEEDING WITH CONSTRUCTION.
40.

NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRE, WILL MEET FAA STANDARDS AND REQUIREMENTS.
41.

ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
42.

NO NOISE, SMOKE, DUST, OR VIBRATION WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
43.

NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
44.

NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

SITE WORK & DRAINAGE:

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

- 1.1 REFERENCES:

A.

DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION)

B.

ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)

C.

OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION)

- 1.2 INSPECTION AND TESTING:

A.

FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATE BY THE SUBCONTRACTOR.

B.

ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

- 1.3 SITE MAINTENANCE AND PROTECTION:

A.

PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OR WORK UNTIL COMPLETION OF THE SUBCONTRACT.

B.

AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SCRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.

C.

KEEP SITE FREE OF ALL PONDING WATER.

D.

PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.

E.

PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.

F.

EXISTING UTILITIES: DO NOT INTERRUPT EXISTING SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

G.

PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 - PRODUCTS

- 2.1

SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, II OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAT 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.2

NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA ORIVB) COARSE AGGREGATE. FREE FROM FROZEN LIMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.3

POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM 52321 (CLASS IA, IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE STONES OR ROCS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL
- 2.4

SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
- 2.5

GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2467 (SE OR SW-SM)
- 2.6

COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM ASTM D2940.
- 2.7

UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45) MATERIAL CONTAINING REFUSE, FROZEN LIMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION AND SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND DL.
- 2.8

GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.
- 2.9

PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING THE LOCATING UNDERGROUND UTILITIES 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCHES, TAPE SHALL HAVE A MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS. FOIL BACKING OR OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.



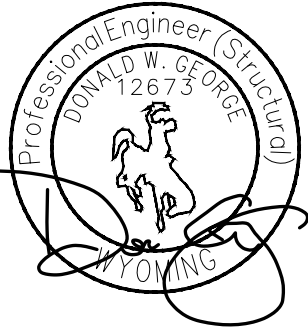
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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

SITE WORK & DRAINAGE (CONT.)

PART 3 - EXECUTION

3.1 GENERAL:

- A.

BEFORE START GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL, MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
- B.

BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINE, GRADES, ELEVATIONS AND BENCHMARKS NEED FOR EXECUTION OF THE WORK.
- C.

CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

1.

REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS. BRUSH AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE. RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OR 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

2.

REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.

3.

EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED TILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.

D.

REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS BURNING WILL NOT BE PERMITTED.

E.

PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

F.

SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL, ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- 3.2 BACKFILL:
- A.

AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

1.

PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS AND UNSUITABLE MATERIALS.

2.

BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAT 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.

3.

WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

B.

THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:

A.

UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

B.

EXTEND THE TRENCH WIDTH A MINIMUM OF 7 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

C.

WHEN SOIL YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED. BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

3.4 TRENCH BACKFILL:

A.

PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWING AND THE UTILITY REQUIREMENTS.

B.

NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.

C.

CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING, BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D.

PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TRAMP BACKFILL INTO SPACE AROUND CONDUITS.

E.

PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE OR UNBALANCED LOADING.

F.

ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8 INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G.

COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.5 AGGREGATE ACCESS ROAD:

A.

CLEAR GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6INCHES AND PROOF-ROLL. ALL HOLES, RUTS , SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.

B.

THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 1557.

C.

AFTER PREPARATION OF THE SUBGRADE IS COMPLETE THE GEOTEXTILE FABRIC (MIRAFI 500XI) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.

1.

OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.

2.

TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL, SHALL OVERLAPS IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.

3.

ALL OVERLAPS SHALL BE PINNED WITH STAPLES OF NAILS A MINIMUM O 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.

D.

THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF OF 8 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.

E.

THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAT 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHELL OR TANDEM ROLLER.

3.6 FINISH GRADING:

A.

PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION, GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

B.

UTILIZE SATISFACTORY FILL MATERIAL, RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENTS OF REMOVED UNSUITABLE MATERIALS.

C.

ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2"-3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.

D.

REPAIR ALL ACCESS ROADS AND SURROUND AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.7 ASPHALT PAVING ROAD:

A.

DIVISION 600-KDOT FLEXIBLE PAVEMENT (UPDATE PER LOCAL DOT)

B.

SECTION 403-MODOT ASPHALT CONCRETE PAVEMENT.

GENERAL DYNAMICS
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REVISIONS			
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160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-2

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ELECTRICAL NOTES:

PART 1 - GENERAL

- 1.1 CONTRACTOR RESPONSIBILITIES
- A.

CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE SUBCONTRACTORS FUNCTIONS. THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- B.

THE SUBCONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION.
- C.

DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINED DIMENSIONS.
- 1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:
- A.

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.
- 1.3 REFERENCES:
- A.

THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR THE CONSTRUCTION UNLESS OTHER WISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS. WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.
1.

ANSI/IEEE (AMERICAN NATION STANDARDS INSTITUTE)
2.

ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
3.

ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
4.

NEMA (NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION)
5.

NEPA (NATIONAL ENVIRONMENTAL PROTECTION ASSOCIATION)
6.

NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
7.

OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
8.

UL (UNDERWRITERS LABORATORIES, INC.)
9.

AT&T MOBILITY GROUNDING STANDARD ND-00071
10.

IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS)
- 1.4 SCOPE OF WORK:
- A.

WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL.
- B.

ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE SUBCONTRACTOR.
- C.

THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.
- D.

THE SUBCONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.
- E.

THE SUBCONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANCES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT.

PART 2 - PRODUCTS

- 2.1 GENERAL:
- A.

ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW AND FREE FROM DEFECTS.
- B.

ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.
- C.

ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- D.

ALL OVER CURRENT DEVICES HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED. 10000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.
- 2.2 MATERIALS AND EQUIPMENT:
- A.

CONDUIT:

1.

RIGID METAL CONDUIT (RMC) SHALL BE HOTT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED IN ADDITION TO GALVANIZING.
2.

LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED.
3.

CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.
4.

NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.
- B.

CONDUCTORS AND CABLE:
1.

CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, 12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.
2.

10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND 6 AWG AND LARGER CONDUCTOR SHALL BE STRANDED.
3.

SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.
4.

STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURERS RECOMMENDATIONS.
5.

ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).
- C.

DISCONNECT SWITCHES:
1.

DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR APPROVED EQUAL.
- D.

CHEMICAL ELECTROLYTIC GROUNDING SYSTEM:
1.

INSTALL CHEMICAL GROUND AS REQUIRED. THE SYSTEM SHALL BE ELECTROLYTIC MAINTENANCE FREE ELECTRODE CONSISTING OF RODS WITH A MINIMUM OF 2 AWG CU EXOTHERMALLY WELDED PIGTAIL, PROTECTIVE BOXES, AND BACKFILL MATERIAL. MANUFACTURER SHALL BE LYNCOLE XIT GROUND ROD TYPES K2-(*) CS OR K2L-(*) CS (*) LENGTH AS REQUIRED.
2.

GROUND ACCESS BOX SHALL BE A POLY-PLASTIC BOX FOR NON-TRAFFIC APPLICATIONS. INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES, XIT MODEL #XB-22. ALL DISCONNECT SWITCHES AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE.
3.

BACKFILL MATERIAL SHALL BE LYNCONITE AND LYNCOLE GROUNDING GRAVEL.
- E.

SYSTEM GROUNDING:
1.

ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER, ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.
2.

GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.
3.

CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDED CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLD COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS.
4.

EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.
5.

GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"X10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.
6.

INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, DISCONNECT SWITCHES, STARTERS AND EQUIPMENT CABINETS.
- F.

OTHER MATERIALS:
1.

THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.
2.

PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

- G. PANELS AND LOAD CENTERS:
1.

ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PART 3 - EXECUTION

- 3.1 GENERAL:
- A.

ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B.

EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.
- 3.2 LABOR AND WORKMANSHIP:
- A.

ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.
- B.

ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.
- C.

UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.
- 3.3 COORDINATION:
- A.

THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.
- 3.4 INSTALLATION:
- A.

CONDUIT:
1.

ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.
2.

PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS. RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
3.

THE INSTALLATION OF SCHEDULE 40 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RMS. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS.
4.

USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR ESE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.
5.

A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTOR 90 DEGREE ELBOWS MAY BE USED.
6.

FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.
7.

PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.
8.

SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENING IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
9.

ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS AR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.
10.

INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.
11.

INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.
12.

CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
13.

PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.



GENERAL DYNAMICS
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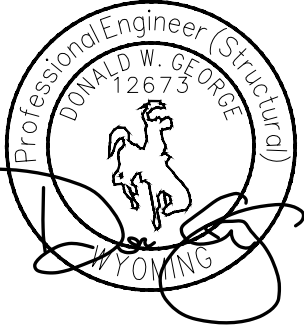


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GENERAL NOTES

SHEET NUMBER:

GN-3

ELECTRICAL NOTES (CONT.):

B. CONDUCTORS AND CABLE:

1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION	208/240/120 VOLT SYSTEMS
PHASE A	BLACK
PHASE B	RED
PHASE C	BLUE
NEUTRAL	WHITE
GROUNDING	GREEN

2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE.
3. PULLING LUBRICANTS SHALL BE UL APPROVED, SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.
4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OF TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTORS EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T MOBILITY GROUNDING STANDARD ND-0071, ND-00135, AND THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ELECTRIC GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE. THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM. THE BUILDING STEEL COLUMNS LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATERLINE (FERROUS OR NONFERROUS METAL PIPING ONLY.)
5. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS, BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.
6. SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS, EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
8. APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USED KOPR-SHIELD ANIT-OXIDATION COMPOUND O ALL COMPRESSION GROUNDING CONNECTIONS.
9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
10. BOND ALL INSULATED GROUNDING BUSHING WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BAR.
11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE GREATER OF THE TWO DISTANCES.
12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
13. THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.
14. DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.

15. IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUNDING BAR AT THE BASE OF THE TOWER, A SECOND GROUNDING BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LIN ARRESTERS.
16. SUB CONTRACTORS SHALL REPAIR, AND/OR REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE SUBCONTRACTORS EXPENSE.

3.5 ACCEPTANCE TESTING:

- A. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.
- B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON-COMPLIANCE.

C. TEST PROCEDURES:

1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST LISTED TO SUBCONTRACTOR.
2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.
3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES.
4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3-POINT "FALL-OF-POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURE VALUE IS OVER 5 OHMS.



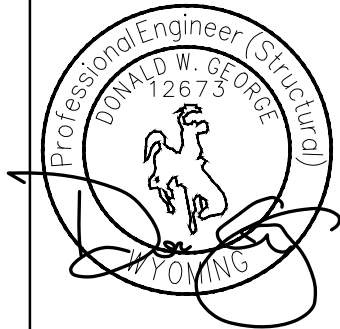
GENERAL DYNAMICS
Information Technology



REVISIONS			
REV	DATE	DESCRIPTION	INT
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
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CHECKED BY: GGD

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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-4

GENERAL NOTES: 1. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2010 CBC SECTION 1105B.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY. 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK. 3. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT. 4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600. 5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS. 6. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE. 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY. 9. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C, AND ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN. 10. THE CONTRACTOR AND SUB CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS. 11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORTING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT. 12. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK. USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS, HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT. 13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT, BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT. 14. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. 15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR SUPPORTS FOR THE INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS. 16. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL OR UL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. 17. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL, AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS. 18. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 28: 10-B:C RATING WITHIN 75 FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2010 CC SECTION 906.1-1 &7 AND SECTION 906.3.1) 19. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS. 20. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE. 21. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT N A CLEAN BROOM FINISHED CONDITION AT ALL TIMES. 22. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY. 23. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS, IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS. GENERAL FIRE NOTES: 1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2010 CFC SECTION 1401 AND ALL GOVERNING CODES. 2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.(2010 CFC SECTION 505.1) 3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.(2010 CFC SECTION 807-1.2) 4. PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.(2010 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)	3
GENERAL NOTES	

ABBR. DEFINITION A.B. ABV. ACCA ADDL A.F.F. A.F.G. ALUM. ALT. ANT. APRX. ARCH. AWG. BLDG. BLK. BLKG. BM. B.N. BRCW. B.O.F. B/U CAB. CANT. C.I.P. CLG. CLR. COL. CONC. CONN. CONST. CONT. d DBL. DEPT. D.F. DIA. DIAG. DIM. DWG. DWL. EA. EL. ELEC. ELEV. EMT. E.N. ENG. EQ. ANCHOR BOLT ABOVE ANTENNA CABLE COVER ASSEMBLY ADDITIONAL ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ALUMINUM ALTERNATE ANTENNA APPROXIMATE(LY) ARCHITECT(URAL) AMERICAN WIRE GAUGE BUILDING BLOCK BLICKING BEAM BOUNDARY NAILING BARE TINNED COPPER WIRE BOTTOM OF FOOTING BACK-UP CABINET CABINET CANTILEVER(ED) CAST IN PLACE CEILING CLEAR COLUMN CONCRETE CONNECTION(OR) CONSTRUCTION CONTINUOUS PENNY (NAILS) DOUBLE DEPARTMENT DOUGLAS FIR DIAMETER DIAGONAL DIMENSION DRAWING(S) DOWEL(S) EACH ELEVATION ELECTRICAL ELEVATOR ELECTRICAL METALLIC TUBING EDGE NAIL ENGINEER EQUAL

ABBR. DEFINITION

EXP.

EXST.(E)EXISTING

EXT.

FAB.

F.F.

F.G.

FIN.

FLR.

FDN.

F.O.C.

F.O.M.

F.O.S.

F.O.W.

F.S.

FT.(')

FTG.

G.

GA.

GI.

G.F.I.

GLB.(GLU-LAM)

GPS

GRND.

HDR.

HGR.

HT.

ICGB.

IN.(")

INT.

LB.(#)

L.B.

L.F.

L.

MAS.

MAX.

M.B.

MECH.

MFR.

MIN.

MISC.

MTL.

(N)

NO.(#)

N.T.S.

O.C.

EXPANSION

EXTERIOR

FABRICATION(OR)

FINISH FLOOR

FINISH GRADE

FINISH(ED)

FLOOR

FOUNDATION

FACE OF CONCRETE

FACE OF MASONRY

FACE OF STUD

FACE OF WALL

FINISH SURFACE

FOOT (FEET)

FOOTING

GROWTH (CABINET)

GAUGE

GALVANIZED

GROUND FAULT CIRCUIT

INTERRUPTER

GLUE LAMINATED BEAM

GLOBAL POSITIONING SYSTEM

GROUND

HEADER

HANGER

HEIGHT

ISOLATED COPPER

GROUND BUS

INCH(ES)

INTERIOR

POUND(S)

LAG BOLTS

LINEAR FEET (FOOT)

LONG(ITUDINAL)

MASONRY

MAXIMUM

MACHINE BOLT

MECHANICAL

MANUFACTURER

MINIMUM

MISCELLANEOUS

METAL

NEW

NUMBER

NOT TO SCALE

ON CENTER

ABBR. DEFINITION

OPNG.

P/C.

PCS

PLY.

PPC

PRC

P.S.F.

P.S.I.

P.T.

PWR.

QTY.

RAD.(R)

REF.

REINF.

REQD.

RGS.

RRH.

SCH.

SHT.

SIM.

SPEC.

SQ.

S.S.

STD.

STL.

STRUC.

TEMP.

THK.

TMA

T.N.

T.O.A.

T.O.C.

T.O.F.

T.O.P.

T.O.S.

T.O.W.

TYP.

U.G.

U.L.

U.N.O.

V.I.F.

W

W/

W.P.

WT.

ℓ

ℓ

OPENING

PRECAST CONCRETE

PERSONAL COMM SERVICES

PLYWOOD

POWER PROTECTION CABINET

PRIMARY RADIO CABINET

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

PRESSURE TREATED

POWER (CABINET)

QUANTITY

RADIUS

REFERENCE

REINFORCEMENT(ING)

REQUIRED

RIGID GALVANIZED STELL

REMOTE RADIO HEAD

SCHEDULE

SHEET

SIMILAR

SPECIFICATION(S)

SQUARE

STAINLESS STEEL

STANDARD

STEEL

STRUCTURAL

TEMPORARY

THICK(NESS)

TOWER MOUNTED AMPLIFIER

TOE NAIL

TOP OF ANTENNA

TOP OF CURB

TOP OF FOUNDATION

TOP OF PLATE (PARAPET)

TOP OF STEEL

TOP OF WALL

TYPICAL

UNDERGROUND

UNDERWRITERS LABORATORY

UNLESS NOTED OTHERWISE

VERIFY IN FIELD

WIDE (WIDTH)

WITH

WEATHERPROOF

WEIGHT

CENTERLINE

PLATE



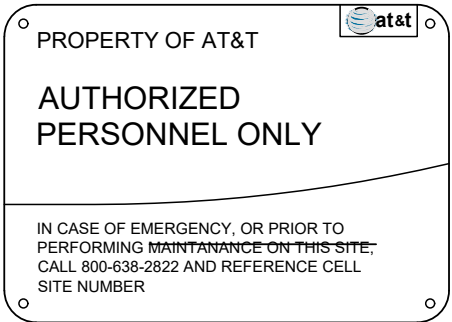
ALERTING SIGNS



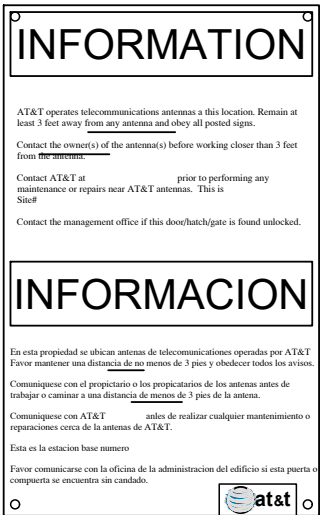
ALERTING SIGNS



ALERTING SIGNS



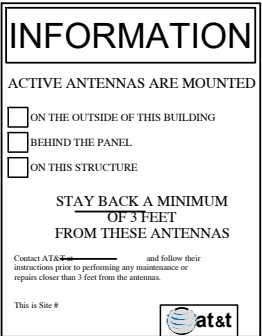
INFO SIGN #5



INFO SIGN #1



INFO SIGN #3



INFO SIGN #2

STAY BACK 3 FEET FROM ANTENNA



INFO SIGN #4

GENERAL SIGNAGE GUIDELINES								
STRUCTURE TYPE	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
TOWERS								
MONOPOLE/MONOPINE/MONOPALM	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
SCE TOWERS/TOWERS WITH HIGH VOLTAGE	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
LIGHT POLES/FLAG POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			
UTILITY WOOD POLES (JPA)	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		IF GP MAX VALUE OF MPE AT ANTENNA LEVEL IS: 0-99%: NOTICE SIGN; OVER 99%: CAUTION SIGN AT NO LESS THAN 3FT BELOW ANTENNA AND 9FT ABOVE GROUND	
MICROCELLS MOUNTED ON NON-JPA POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		NOTICE OR CAUTION SIGN AT NO LESS THAN 9FT ABOVE GROUND; ONLY IF THE EXPOSURE EXCEEDS 90% OF THE GENERAL PUBLIC EXPOSURE AT 6FT ABOVE GROUND	
ROOF TOPS								
AT ALL ACCESS POINTS TO THE ROOF	X							
ON ANTENNAS	X		X	X				
CONCEALED ANTENNAS	X	X						
ANTENNA MOUNTED FACING OUTSIDE BUILDING	X	X						
ANTENNAS ON SUPPORT STRUCTURE	X	X						
ROOFTOP GRAPH:								
RADIATION AREA IS WITHIN 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA					EITHER NOTICE OR CAUTION SIGN (BASED ON ROOFVIEW RESULTS) AT ANTENNAS/BARRIER	
RADIATION IS BEYOND 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA				DIAGONAL, YELLOW STRIPING AS TO ROOF VIEW GRAPH		
CHURCH STEEPLES	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
WATER STATIONS	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
NOTES FOR ROOFTOP SITES: 1. EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO: THE OUTER EDGE OF THE STRIPED OFF AREA OR THE OUTER ANTENNAS OF THE SECTOR. 2. IF ROOF VIEW SHOWS: ONLY BLUE = NOTICE SIGN, BLUE AND YELLOW = CAUTION SIGN, ONLY YELLOW = CAUTION SIGN TO BE INSTALLED. 3. SHOULD THE REQUIRED STRIPING AREA INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C VENTS, ROOF HATCH, DOORS, OTHER ANTENNAS, DISHES, ETC.) 4. PLEASE NOTIFY AT&T TO MODIFY THE STRIPING AREA, PRIOR TO STARTING THE WORK.								



GENERAL DYNAMICS
Information Technology

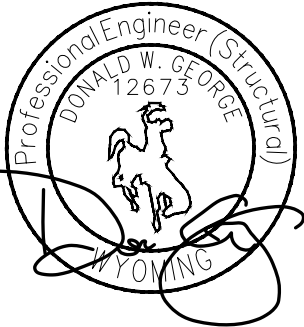


PO BOX 2621, BOISE, ID 83701
P: 530.539.4787
E: CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
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SITE INFORMATION:
TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

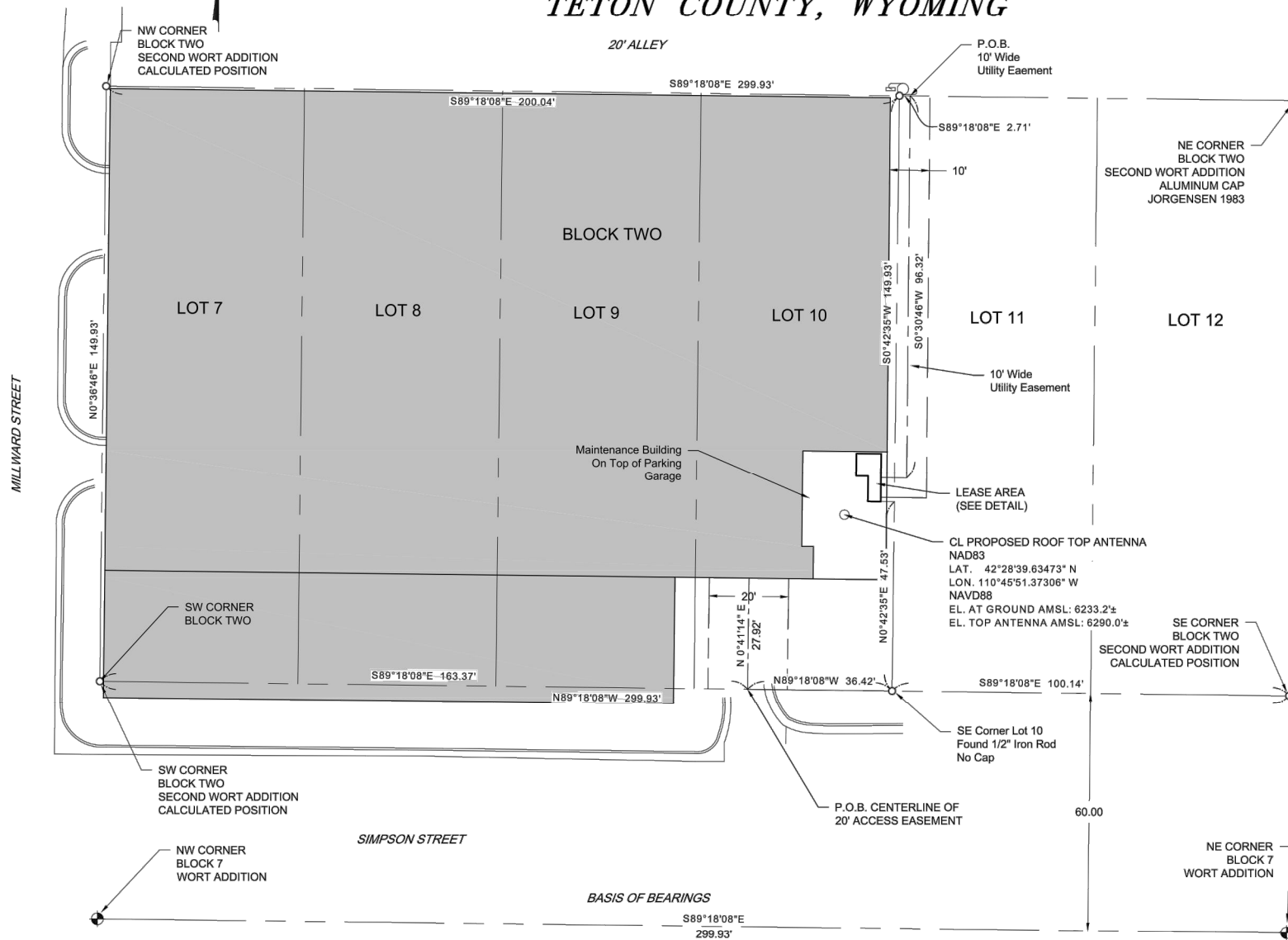
GENERAL NOTES

SHEET NUMBER:

GN-6

0 10 20 40
SCALE: 1" = 20'
@ 18" X 24" ONLY

**IDL04511 RELO - CITY OF JACKSON PARKING GARAGE,
PART OF LOT 10 OF BLOCK TWO,
SECOND WORT ADDITION, TOWN OF JACKSON
IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 32, T. 41 N., R. 116 W. 6TH P.M.
TETON COUNTY, WYOMING**



LEGEND

- Block Corner Control
- Calculated Position
- Per Map of Survey
- Inst. No. 244507
- Parking Garage Building

**IDL04511 RELO
LEASE AREA DESCRIPTION**

Part of Lot 10 of Block Two, Second Wort Addition Town of Jackson in the NE 1/4 of the NE 1/4 of Section 32, Township 41 N., Range. 116 W. 6th P.M. Teton County, Wyoming, described as:

Commencing at the Southwest corner of Lot 7 Block 2 of Second Wort Addition; Thence S 89°18'08" E 199.79 feet along the South line of said Block 2, to the SE corner of Lot 10 of said Block 2; Thence N 0°42'35" E 47.53 feet along the East line of said Lot 10; Thence N 89°17'25" W 3.43 feet to the Point of Beginning; Thence, N 89° 16' 21" W 3.25 feet; Thence, N 00° 30' 46" E 6.42 feet; Thence, N 89° 16' 21" W 3.00 feet; Thence, N 00° 30' 46" E 5.75 feet; Thence, S 89° 16' 21" E 6.25 feet; Thence S 00° 30' 46" W 12.17 feet to the Point of Beginning.

Parcel Contains 57 square feet, more or less.

**IDL04511 RELO
20' WIDE ACCESS EASEMENT**

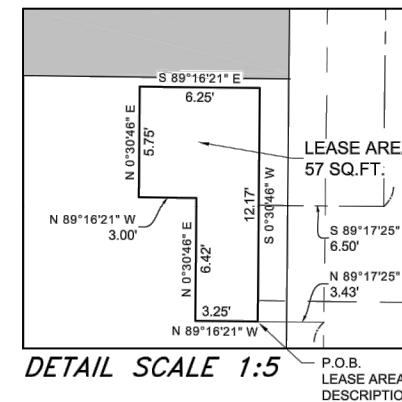
Part of Lot 10 of Block Two, Second Wort Addition Town of Jackson in the NE 1/4 of the NE 1/4 of Section 32, Township 41 N., Range. 116 W. 6th P.M. Teton County, Wyoming.
A 20 foot wide Ingress / Egress Easement that is 10 feet each side of the following described centerline:

Commencing at the Southwest corner of Lot 7 Block 2 of Second Wort Addition; Thence S 89°18'08" E 163.37 feet along the South line of said Block 2, to the Point of Beginning of said centerline; Thence, N 00° 41' 14" E 27.92 feet to the Point of Terminus of said centerline

**IDL04511 RELO
10' WIDE UTILITY EASEMENT**

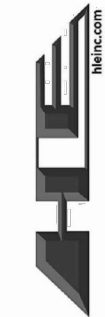
Part of Lots 10 and 11 of Block Two, Second Wort Addition Town of Jackson in the NE 1/4 of the NE 1/4 of Section 32, Township 41 N., Range. 116 W. 6th P.M. Teton County, Wyoming.
A 20 foot wide Ingress / Egress Easement that is 10 feet each side of the following described centerline:

Commencing at the Southwest corner of Lot 7 Block 2 of Second Wort Addition; Thence N 00°36'46" E 149.93 feet along the West line of said Block 2, to the NW corner of said Block 2; Thence S 89°18'08" E 200.04 feet to the NE corner of Lot 10 of said Block 2; Thence S 89°18'08" E 2.71 feet to the Point of Beginning of said centerline; Thence, S 00° 30' 46" W 96.32 feet; Thence S 89°17'25" E 6.50 feet to the Point of Terminus of said centerline.



DETAIL SCALE 1:5

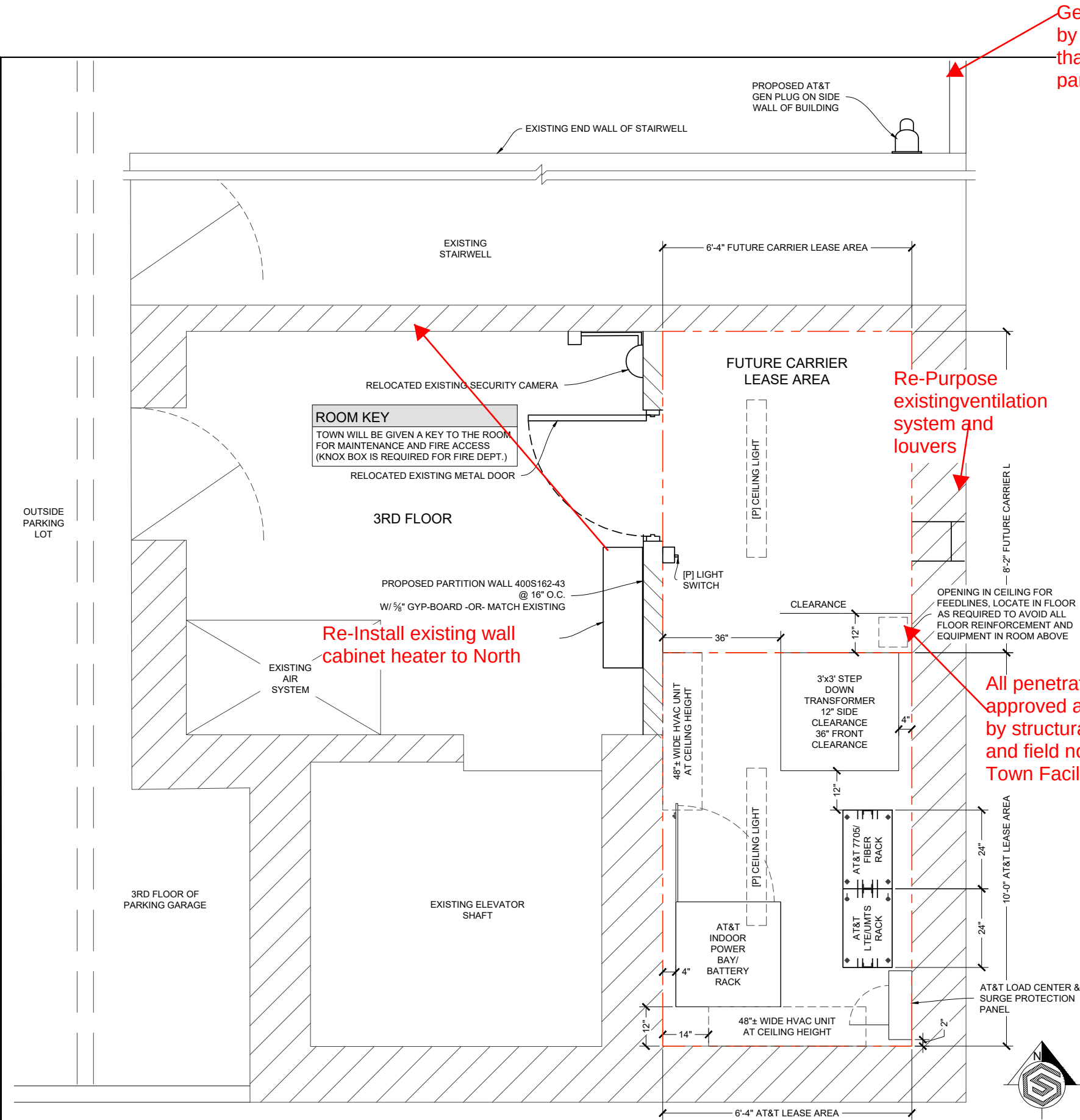
CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977
460 Lincoln Street, American Falls, ID 83211, (208)226-5764



DRAWN BY	DESIGN BY	CHECK BY
SJ	HLE	CGS
JOB NO: 18-245		
DATE: AUGUST 13, 2018		
REVISIONS		DATE

RECORD OF SURVEY
IDL04511 RELO
SEC. 33, T. 41 N., R. 116 W. 6TH P.M.
TETON COUNTY, WYOMING

SHEET NO.
1
OF
1
SHEETS



Generator plug protected by custom steel framing that doesn't interfere with parking space

NOTE: PROPOSED WALL / FLOOR / CEILING TO MATCH EXISTING ROOM MATERIALS AND FINISHES

PROPOSED WALL
REMOVE CEILING IN EQUIPMENT ROOM
KEEP CEILING IN ELEVATOR ROOM
COORDINATE ANY SPRINKLER RELOCATION WITH Town Facilities Mgr



THIRD FLOOR ELEVATOR ROOM

Re-Purpose existing ventilation system and louvers

All penetration locations approved and reviewed by structural engineer and field notes emailed to Town Facility Mgr

STRUCTURE NOTES

REFER TO BUILDING MAPPING FOR ALL EXISTING BUILDING COMPONENTS AND APPURTENANCES.

CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THAT A BUILDING STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS HAS BEEN PERFORMED AND SHOWS A "PASS" OR AN "ACCEPTABLE" RATING. UNDER NO CIRCUMSTANCE WHAT SO EVER SHALL THE PROPOSED EQUIPMENT BE INSTALLED WITHOUT SAID STRUCTURAL ANALYSIS. IF SAID STRUCTURAL ANALYSIS REQUIRES THAT THE STRUCTURE AND/OR MOUNT BE MODIFIED, SUCH MODIFICATIONS SHALL BE COMPLETED PRIOR TO INSTALLATION OF THE PROPOSED EQUIPMENT.



GENERAL DYNAMICS
Information Technology



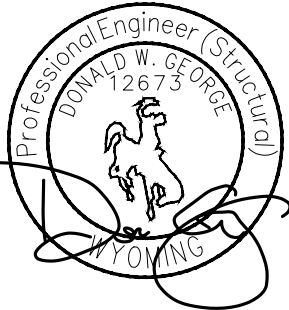
PO BOX 2621, BOISE, ID 83701
P: 530.539.4787
E: CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS

REV	DATE	DESCRIPTION	INT
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
A	09/19/18	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMES IS STRICTLY PROHIBITED.



SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
EQUIPMENT
PLAN

SHEET NUMBER:

A-2

PROPOSED EQUIPMENT PLAN

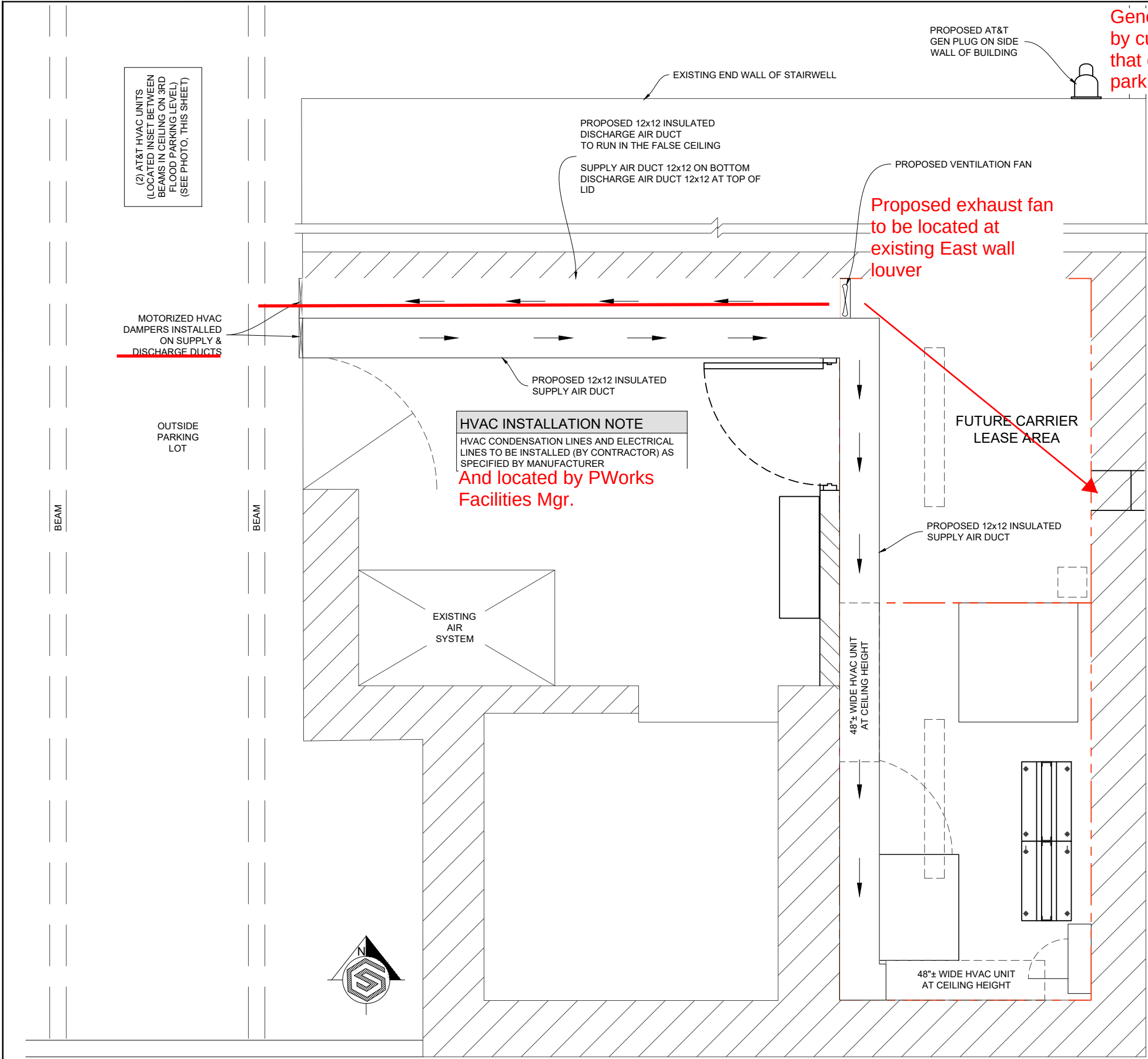
SCALE: 3/8" = 1'-0" (11x17)
SCALE: 3/4" = 1'-0" (24x36)

2

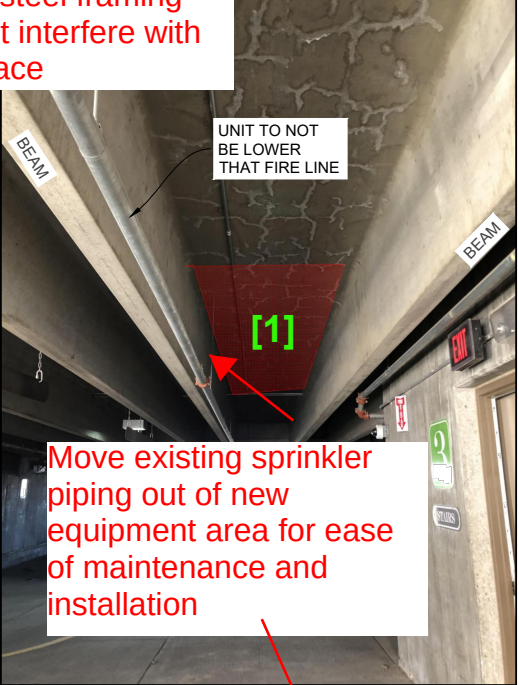
PHOTOS

N.T.S.

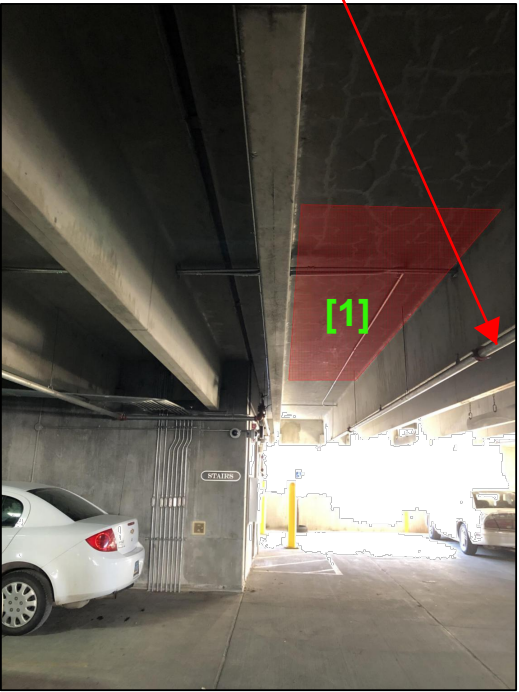
1



Generator plug protected by custom steel framing that doesn't interfere with parking space



THIRD FLOOR PARKING GARAGE (LOOKING NORTH)



THIRD FLOOR PARKING GARAGE (LOOKING SOUTH)

[1] (2) PROPOSED AT&T HVAC UNITS (37.1 TALL x 44.5 WIDE x 17.1 DEEP) INSET BETWEEN DECK BEAMS ATTACHED TO DECK ABOVE
X-RAY DECK TO AVOID DECK REINFORCEMENT
VERIZON WILL HAVE (2) HVAC UNITS IN THE SAME LOCATION



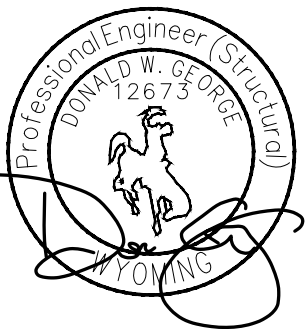
GENERAL DYNAMICS
Information Technology



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TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
HVAC DUCTING
PLAN

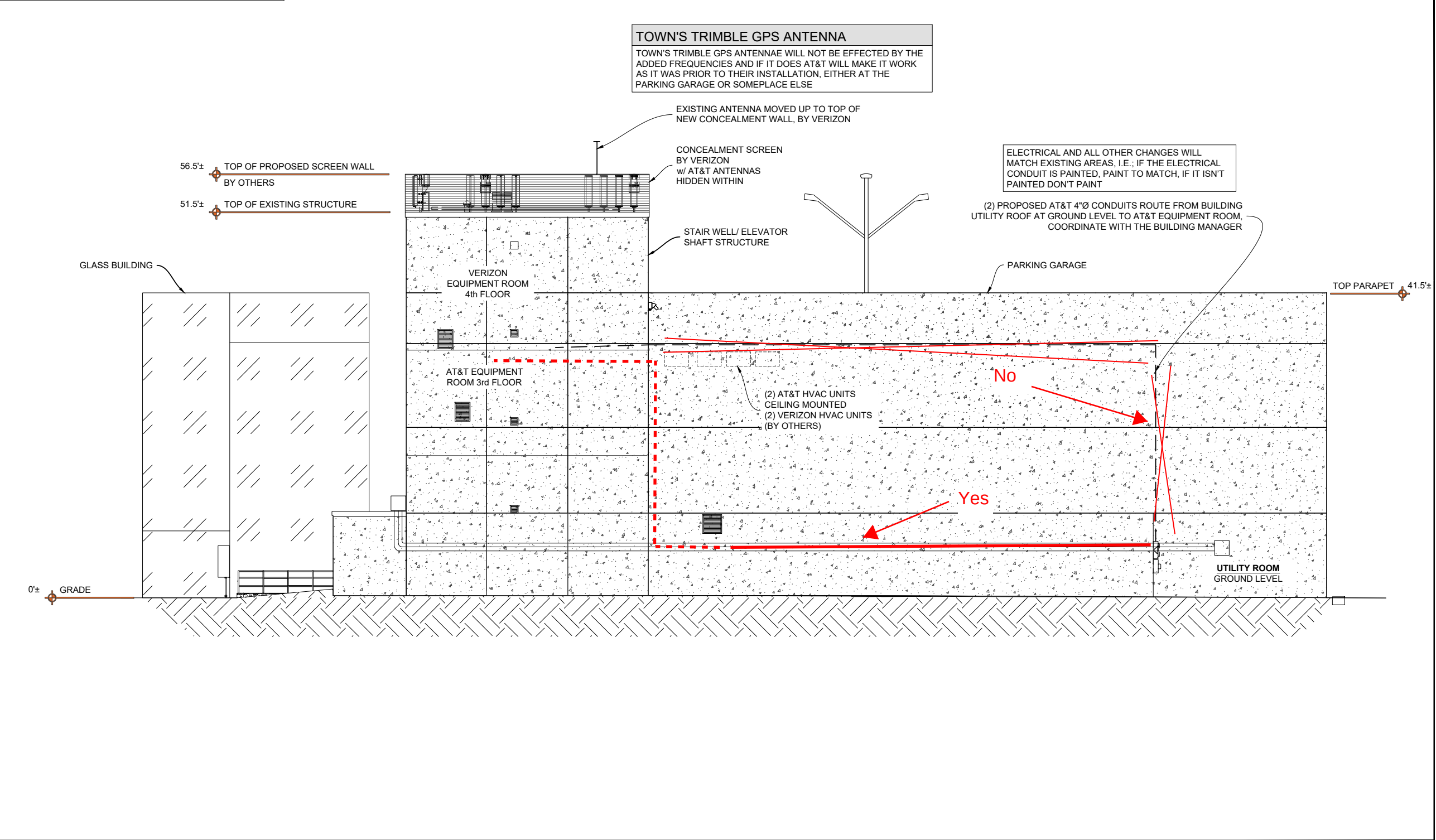
SHEET NUMBER:
A-2.1

STRUCTURE NOTES

REFER TO BUILDING MAPPING FOR ALL EXISTING BUILDING COMPONENTS AND APPURTENANCES.

CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

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GENERAL DYNAMICS
Information Technology

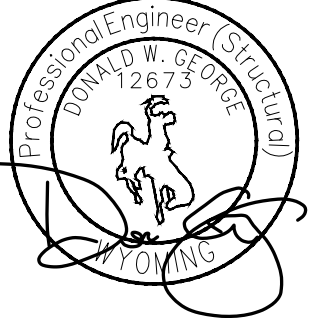


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WWW.GEOSTRUCTURAL.COM

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CHECKED BY: GGD

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SITE INFORMATION:
**TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO**
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
**ANTENNA
ELEVATIONS**

SHEET NUMBER:
A-3

52 of 121

- INSTALLATION NOTES
1.

ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED PER STRUCTURAL.
2.

CONTRACTOR TO VERIFY FINAL ANTENNA CONFIGURATION FROM LATEST APPROVED RFDS.
3.

CONTRACTOR SHALL OBTAIN A MINIMUM 4' SEPARATION BETWEEN ALL ANTENNAS UNLESS APPROVED BY RF.
4.

STRUCTURAL ANALYSIS MUST BE PERFORMED PRIOR TO THE INSTALLATION OF ANY NEW EQUIPMENT.

EXISTING CONDITIONS

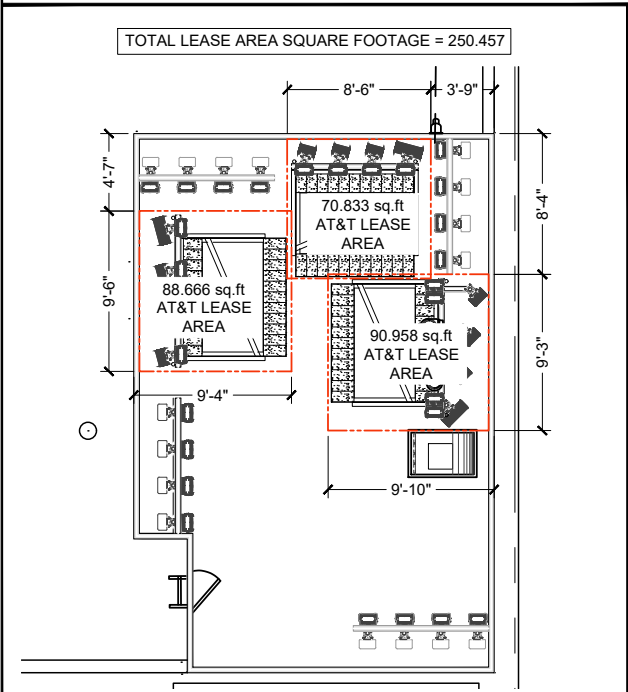
THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION.

ANTENNAS

ANTENNA AND EQUIPMENT CALLOUTS SHOWN ARE TYPICAL OF ALL SECTORS UNLESS SPECIFICALLY NOTED OTHERWISE.

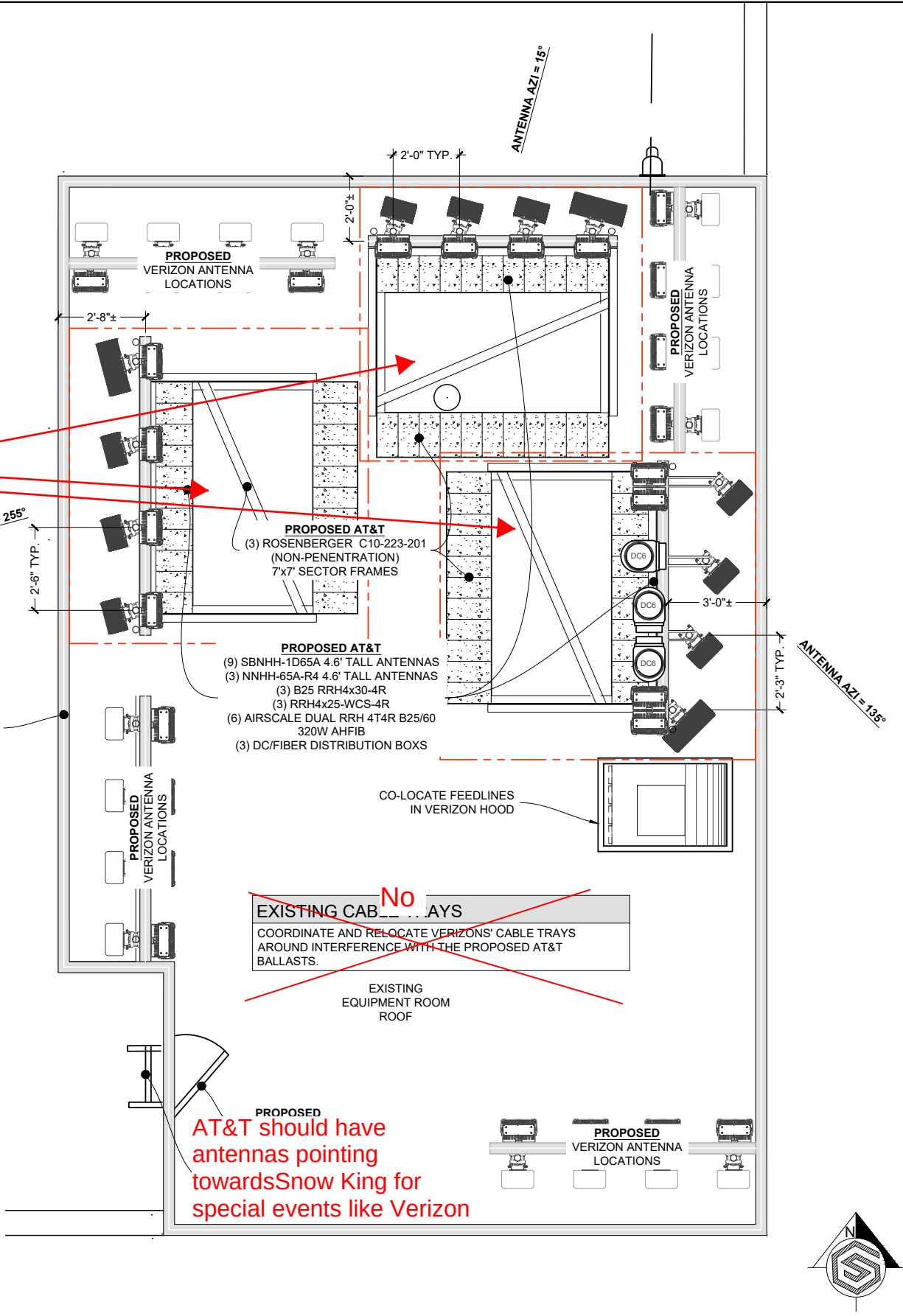
These ballasted antenna sleds are not what the Town desires on our new roof and it will not work with the existing cable trays that Verizon installed. We would like AT&T to install steel poststhru the roof to the roofdeck not concrete ballasted sleds as shown. Also, AT&T needs to have a structural engineer review the existing structure to ensure what they are proposing is feasible.

All new penetrations thru the new roof will not change roof warranty. All penetrations thru structure will be reviewed and approved by Public Works and structural engineer.



PROPOSED LEASE AREAS

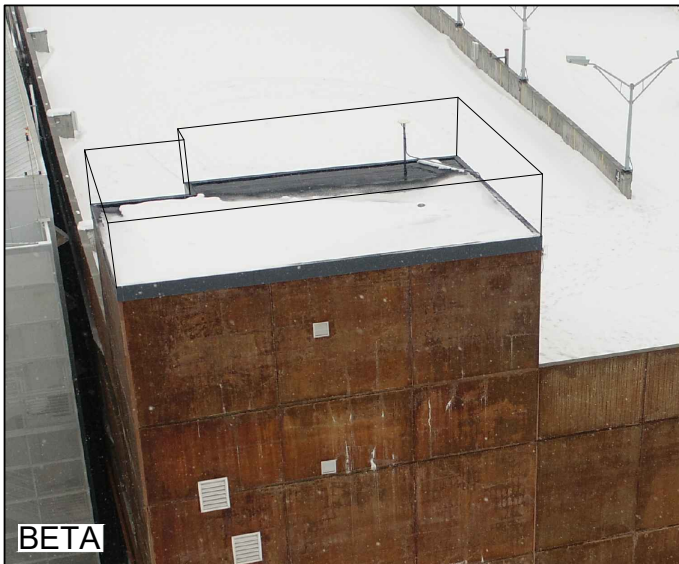
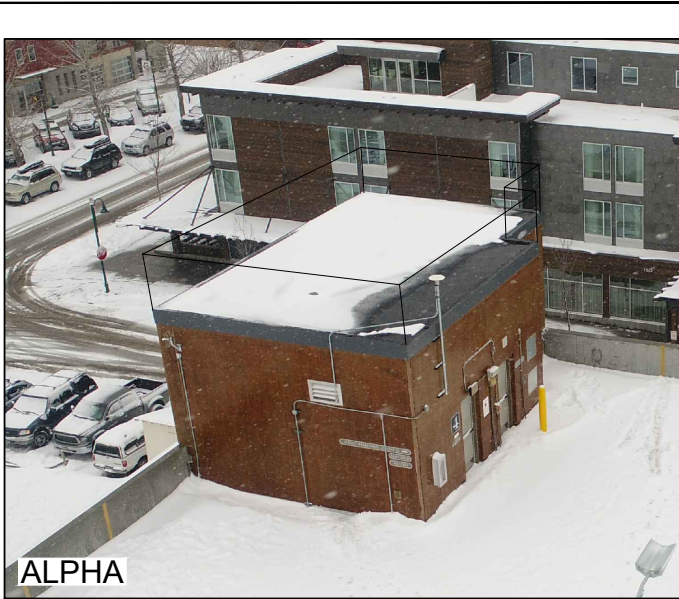
N.T.S.



PROPOSED ANTENNA PLAN

SCALE: 1/4" = 1'-0" (11x17)
SCALE: 1/2" = 1'-0" (24x36)

2



PHOTOS

N.T.S.

1



GENERAL DYNAMICS
Information Technology



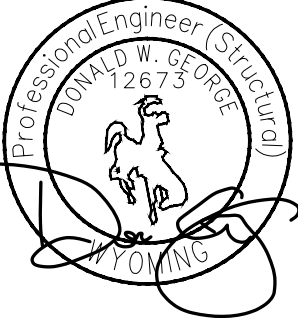
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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

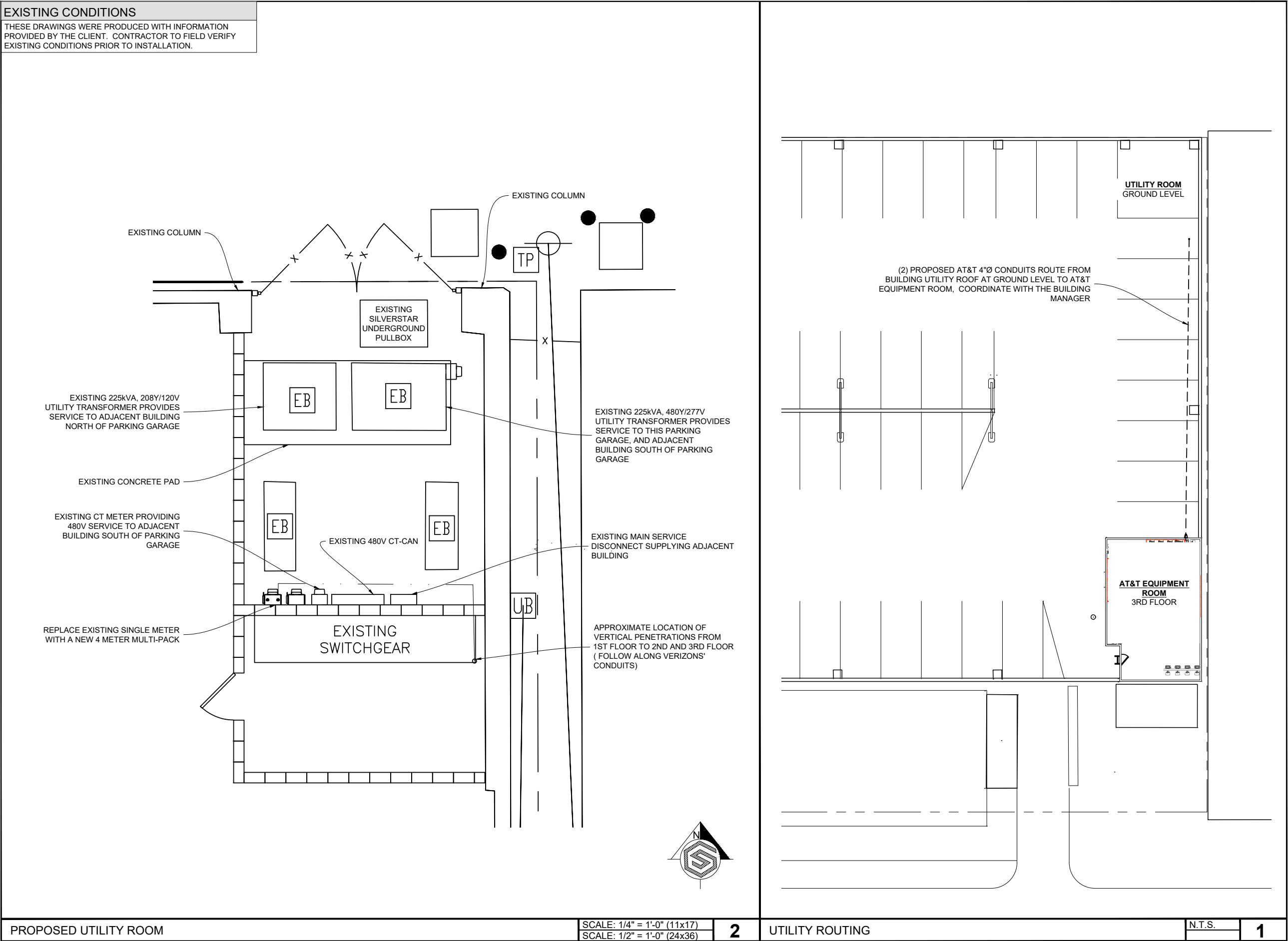
160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-4



AT&T RRH MOUNTING PLATE

UNISTRUT MOUNTING BRACKET P/N P3000HS WITH P1012S CHANNEL NUTS OR EQUIVALENT (TYP)

BOLT UNISTRUT TO WALL AT 2'-0" O.C. SPACING (SEE NOTES)

NOTES:

- CONCRETE

ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR

SIZE: $\varnothing = 3/8"$

EMBEDMENT: 1 3/4"

SPACING: S = 24" (MAX)

* IF THE WALL THICKNESS IS LESS THAN 2", THE 1/2" $\varnothing$ A325 BOLT SHALL BE USED TO GO THROUGH THE WALL WITH A 3/8" BACK PLATE INSIDE OF THE WALL.
- FULLY-GROUTED CMU WALL

ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR

SIZE: $\varnothing = 3/8"$

EMBEDMENT: 1 3/4"

SPACING: ONE (1) ANCHOR PER CELL (MAX) AND 8" (MIN)
- SOLID BRICK WALL

ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR

SIZE: $\varnothing = 3/8"$

EMBEDMENT: 2"

SPACING: S = 24" (MAX)
- HOLLOW, UNGROUTED CMU WALL & BRICK WALL WITH HOLES

ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR

SIZE: $\varnothing = 3/8"$

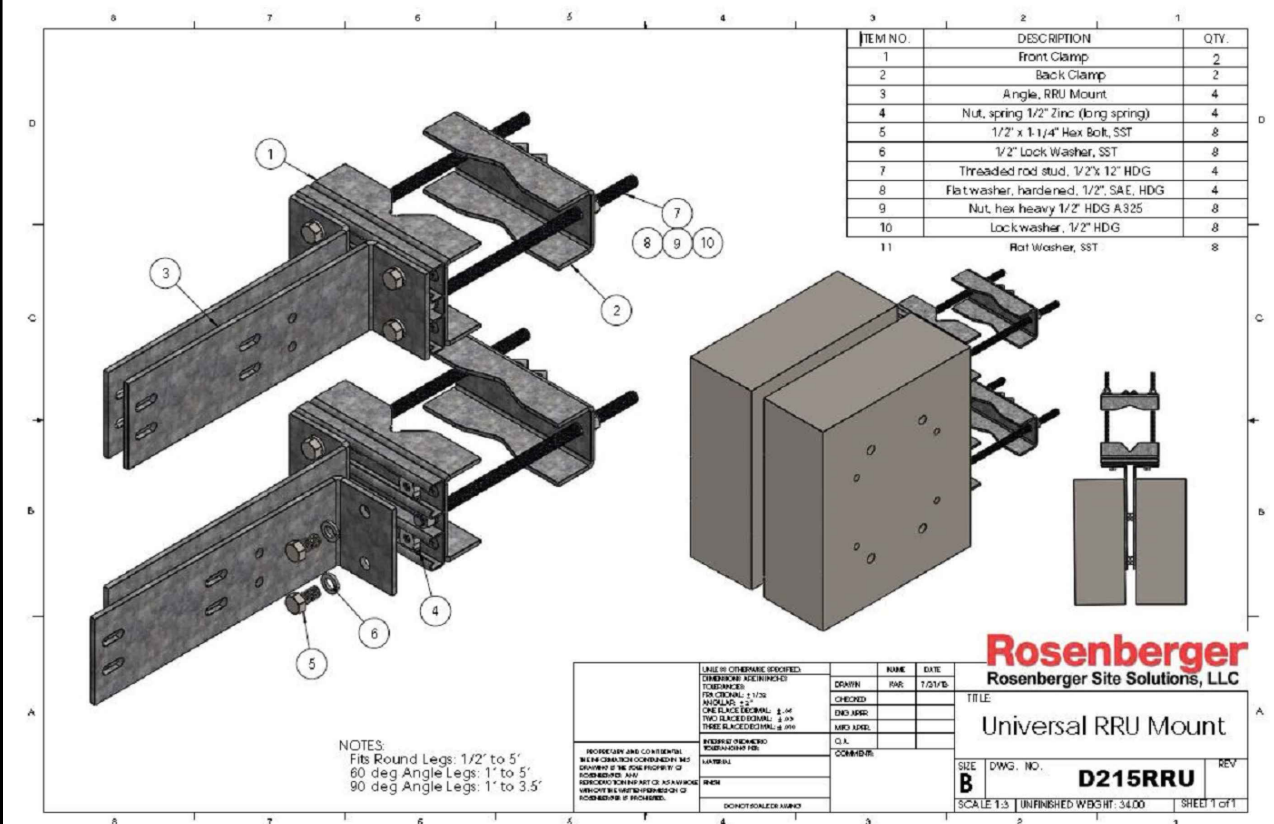
EMBEDMENT: THROUGH FACE OF HOLLOW BASE $\geq 6"$ (MIN)

SPACING: S = (2) COMPLETE BRICKS IN ANY DIRECTION
(1) ANCHOR PER BLOCK CELL (CMU)
- STEEL

BOLT: A325

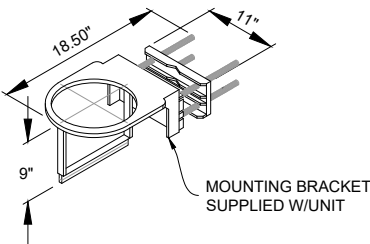
BOLT SIZE: $\varnothing = 1/2"$

BOLT HOLE SIZE: $\varnothing = 9/16"$
- IF THE WALL MATERIAL IS DIFFERENT FROM ABOVE, CONTRACTOR SHALL INFORM DESIGN ENGINEER IMMEDIATELY.
- ALL HARDWARE AND PARTS SHALL BE HOT-DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.
- ALL BOLT HOLES SHALL BE 7/16" $\varnothing$ UNLESS NOTED OTHERWISE.
- THE MAX LOAD BETWEEN ANCHORS SHALL BE LESS THAN 400 POUNDS.



Technical drawing of the 'L' shaped table. The side view shows a height of 55.1". The top view shows a width of 19.6" and a depth of 7.8". The table has a light-colored top and a dark-colored base.

SIDE



Product name	Ariscade DMI RH1 4RT/ 85/6/ 6 320W A/FH/B : 474216A
Supported frequency bands	3GPP Band 25 and Band 66
Frequencies	Band 25: DL 1930-1995MHz, UL 1850-1915MHz Band 66: DL 2110-2200MHz, UL 1710-1780MHz
Number of TX/RX ports	4
Instantaneous Bandwidth ISW	Band 25: 65MHz; Band 66: 70MHz UL/90MHz DL
Occupied Bandwidth OBW	Band 25: 65MHz; Band 66: 80MHz
Output power	Band 25: 4x60W; Band 66: 4x40W
Dimensions (mm) (height x width x depth)	720x390x260 (overall) (to be mixed with cover and bracket)
Weight (kg)	<40 (overall) (to be mixed with cover and bracket)
Supply Voltage / Voltage Range	DC48V / -36V to -60V
Typical Power Consumption	525W (ETS1 24A Avg.-4x20W per band, 40W per TX port)
Antenna ports	4 TX/RX, 4 J-10T
Optical ports	3 x SFP+ 8 Gbps
AI control interfaces	AOSSG 0 from ANT1, 2, 3, 4 and RET (Power supply ANT1 and ANT3)
Other interfaces	External alarm MDT 26 serial connector (4 inputs) DC circular power (cable)
Operational temperature range	-40°C to 55°C (with no solar load)
ingest protection class	IP65
Installation options	Pole or wall, vertical or horizontal bore mount
Surge protection	Class II SDA



GENERAL DYNAMICS
Information Technology



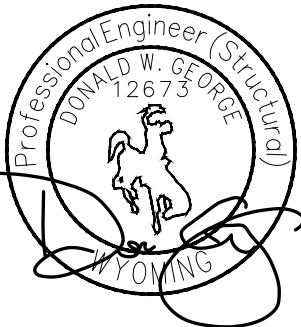
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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

R-1

DIMENSIONS - OUTDOO.

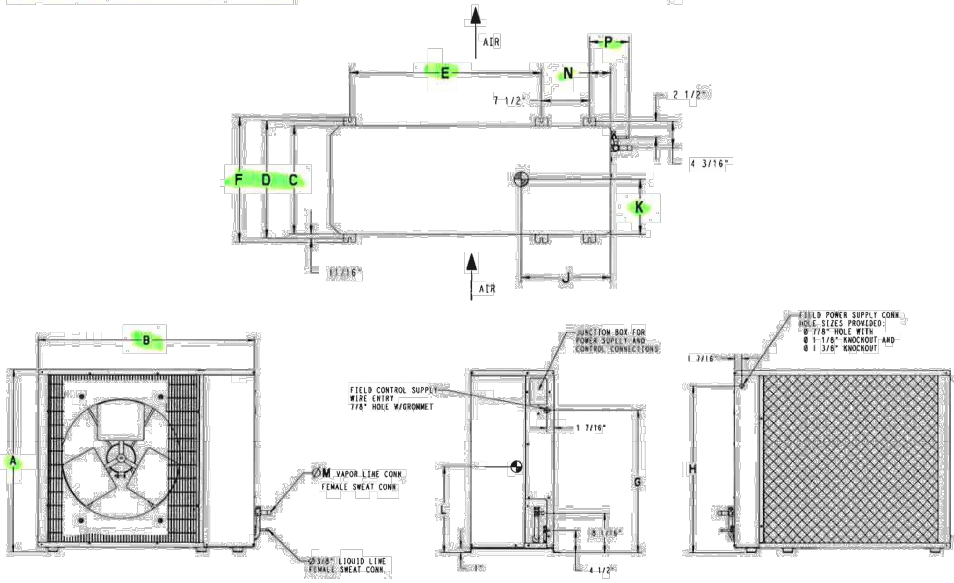


Fig. 4 - Outdoor Unit Dimensions

Table 4—Dimensions Indoor

		DIMENSIONS in (mm)														OPERATING WEIGHT lbs (kg)
		UNIT	A	B	C	D	E	F	G	H	J	K	L	M	N	P
Cooling Only	18	31.1 (791)	36.9 (938)	14.6 (370)	16 (406)	23.4 (595)	17.2 (437)	23.1 (587)	28.1 (713)	13 (330)	6.6 (168)	11.3 (286)	0.6 (16)	2.9 (73)	5.8 (148)	146 (66)
	24	31.1 (791)	36.9 (938)	14.6 (370)	16 (406)	23.4 (595)	17.2 (437)	23.1 (587)	28.1 (713)	14 (356)	6.8 (171)	11.6 (295)	0.8 (19)	2.9 (73)	5.8 (148)	148 (67)
	30	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.8 (19)	3.4 (86)	6.4 (162)	183 (83)
	36	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.9 (22)	3.4 (86)	6.4 (162)	184 (83)
	48	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.9 (22)	3.4 (86)	6.4 (162)	213 (97)
	60	43.1 (1095)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	35.1 (892)	40.1 (1018)	14.5 (368)	8.5 (216)	18.9 (479)	0.9 (22)	3.4 (86)	6.4 (162)	245 (111)
Heat Pump	30	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.8 (19)	3.4 (86)	5.5 (140)	196 (89)
	36	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.9 (22)	3.4 (86)	5.5 (140)	197 (89)
	48	43.1 (1095)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	35.1 (892)	40.1 (1018)	14.5 (368)	8.5 (216)	18.9 (479)	0.9 (22)	3.4 (86)	5.5 (140)	246 (112)

NOTE: Dimensions shown in feet-inches. Dimensions in () are millimeters.

DIMENSIONS - INDOOR

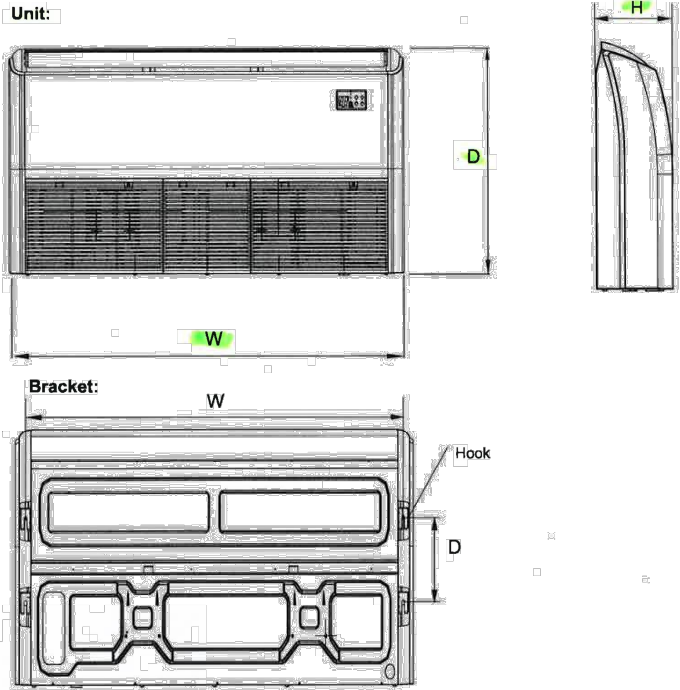


Fig. 3 - 40MKCB**F, 40MKQB**F Unit and Bracket Dimensions

Table 3—Dimensions Indoor

INDOOR UNIT SIZE BTU/Hr	HEIGHT (H) in (mm)	WIDTH (W) in (mm)	DEPTH (D) in (mm)	OPERATING WEIGHT lb (kg)
AC				
18K	9.3 (235)	42.0 (1068)	26.6 (675)	59.7 (27.1)
24K - 34K	9.3 (235)	65.0 (1650)	26.6 (675)	91.9 (41.7)
48K - 54K	9.3 (235)	65.0 (1650)	26.6 (675)	98.8 (44.8)
HP				
30K - 48K	9.3 (235)	65.0 (1650)	26.6 (675)	98.8 (44.8)
Bracket				
18K AC		38.7 (983)	8.7 (220)	
24K - 54K AC/HP		61.6 (1565)	8.7 (220)	

Table 9 - 25HHA4/224ANS Electrical Data

UNIT SIZE -- voltage, series	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE** or CKT BRK AMPS
		MAX	MIN	LRA	RLA			
30--3				64	12.8	1.2	17.2	30
36--3	208/230/1	253	197	77	14.2	1.2	19	30
48--3				117	21.8	1.45	28.8	50
36--5				71	9.3	1.2	12.8	20
48--5	208/230/3	253	197	83.1	13.7	1.45	18.6	30
36--6				38	5.6	0.8	7.6	15
48--6	480/3	506	414	41	6.2	0.8	8.6	15

Table 10 - 40MKCB**F Electrical Data

INDOOR UNIT SIZE BTU/Hr	V-Ph-Hz	VOLTAGE RANGE		FAN	POWER	
		Min (V)	Max (V)		Min Ckt Amp (A)	Max Fuse CB Amp (A)
18K	208-230-1-60	187	253	0.71	1	15
24K - 34K	208-230-1-60	187	253	0.7 x 2	3	15
54K	208-230-1-60	187	253	0.95 x 2	3	15

Table 11 - 40MKQB**F Electrical Data

INDOOR UNIT SIZE BTU/Hr	V-Ph-Hz	VOLTAGE RANGE		FAN	POWER	
		Min (V)	Max (V)		Min Ckt Amp (A)	Max Fuse CB Amp (A)
30K - 48K	208-230-1-60	187	253	0.95 x 2	3	15

LEGEND
FLA - Full Load Amps
HACR - Heating, Air Conditioning, Refrigeration
LRA - Locked Rotor Amps
NEC - National Electrical Code
RLA - Rated Load Amps (compressor)
*Permissible limits of the voltage range at which the unit will operate satisfactorily
**Time-Delay Fuse.
Complies with 2007 requirements of ASHRAE Standards 90.1

Fig. 6 - Outdoor Unit Clearance

UNIT	Table 5—Outdoor Clearances	
	COIL FACING WALL - in.(mm)	FAN FACING WALL - in. (mm)
A	24 (610)	24 (610)
B	24 (610)	24 (610)
C	20 (508)	6 (152)
D	6 (152)	8 (203)
E	6 (152)	20 (508)

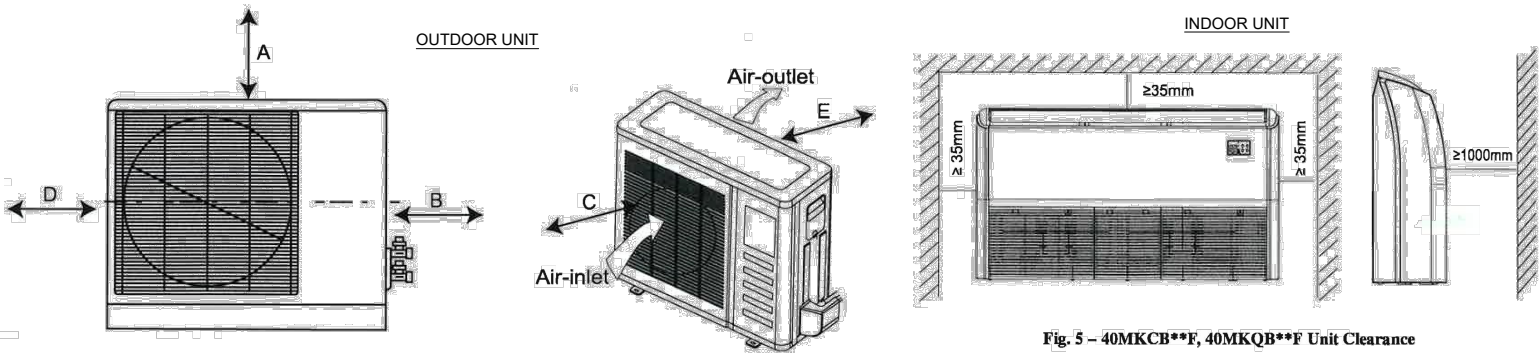


Fig. 5 - 40MKCB**F, 40MKQB**F Unit Clearance



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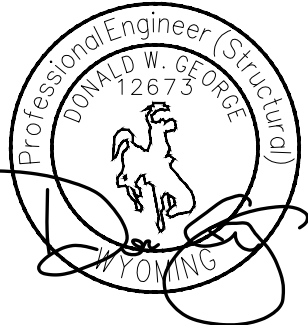


PO BOX 2621, BOISE, ID 83701
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E: CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
A	09/19/18	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

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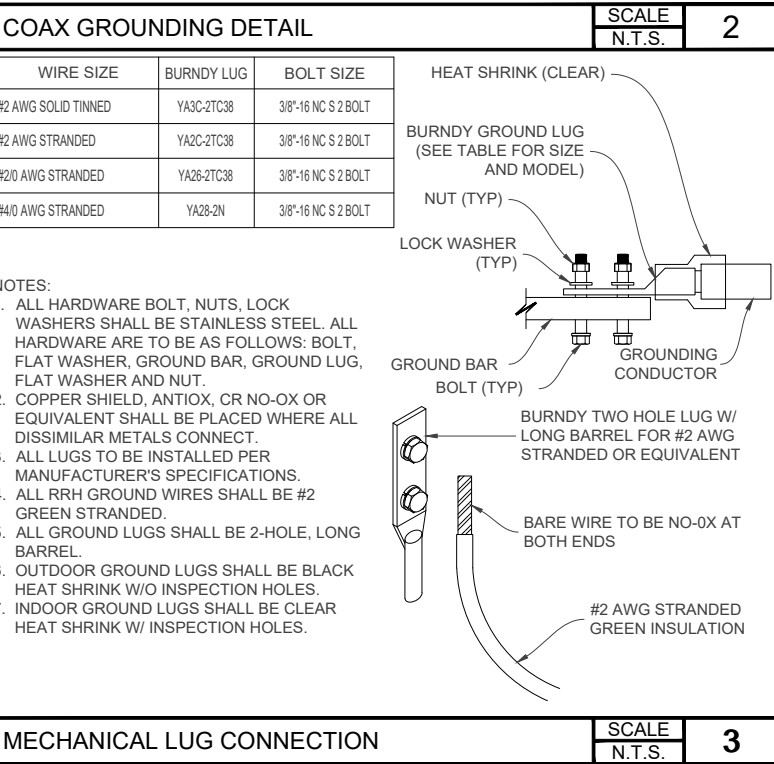
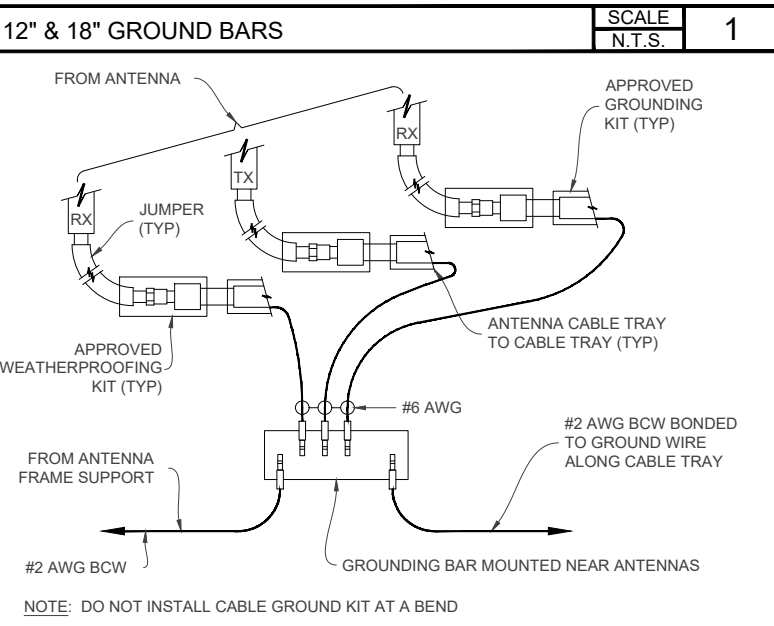
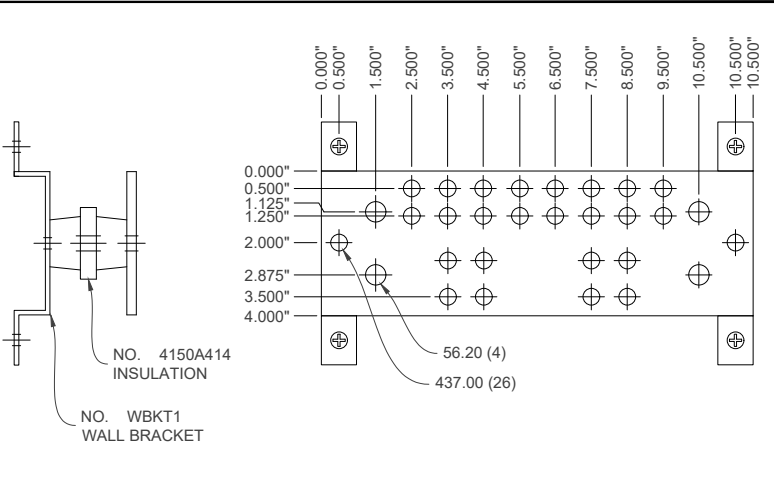
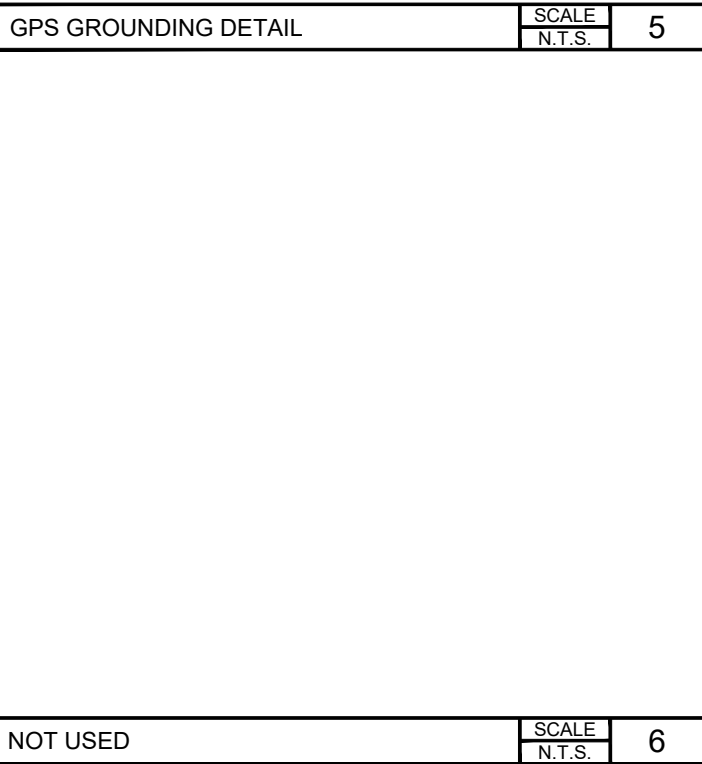
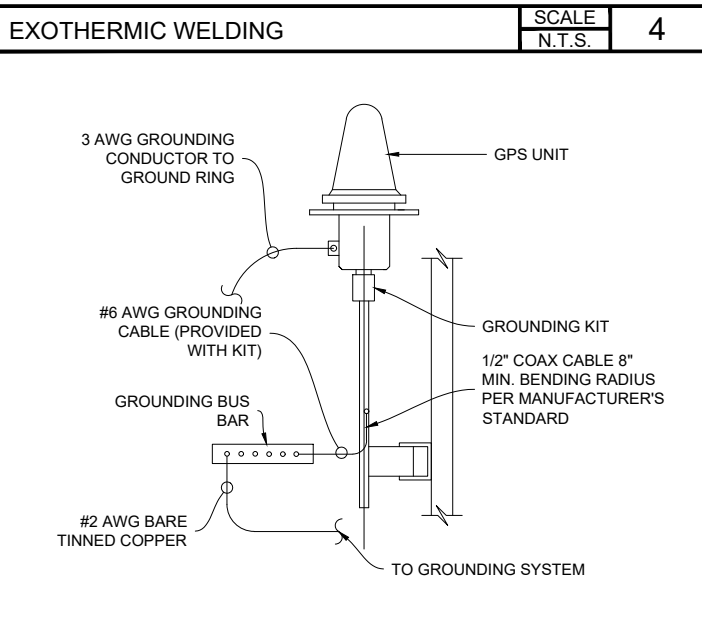
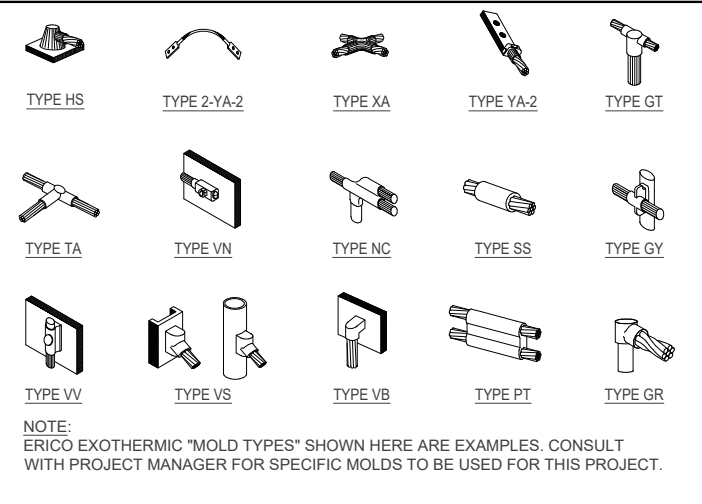
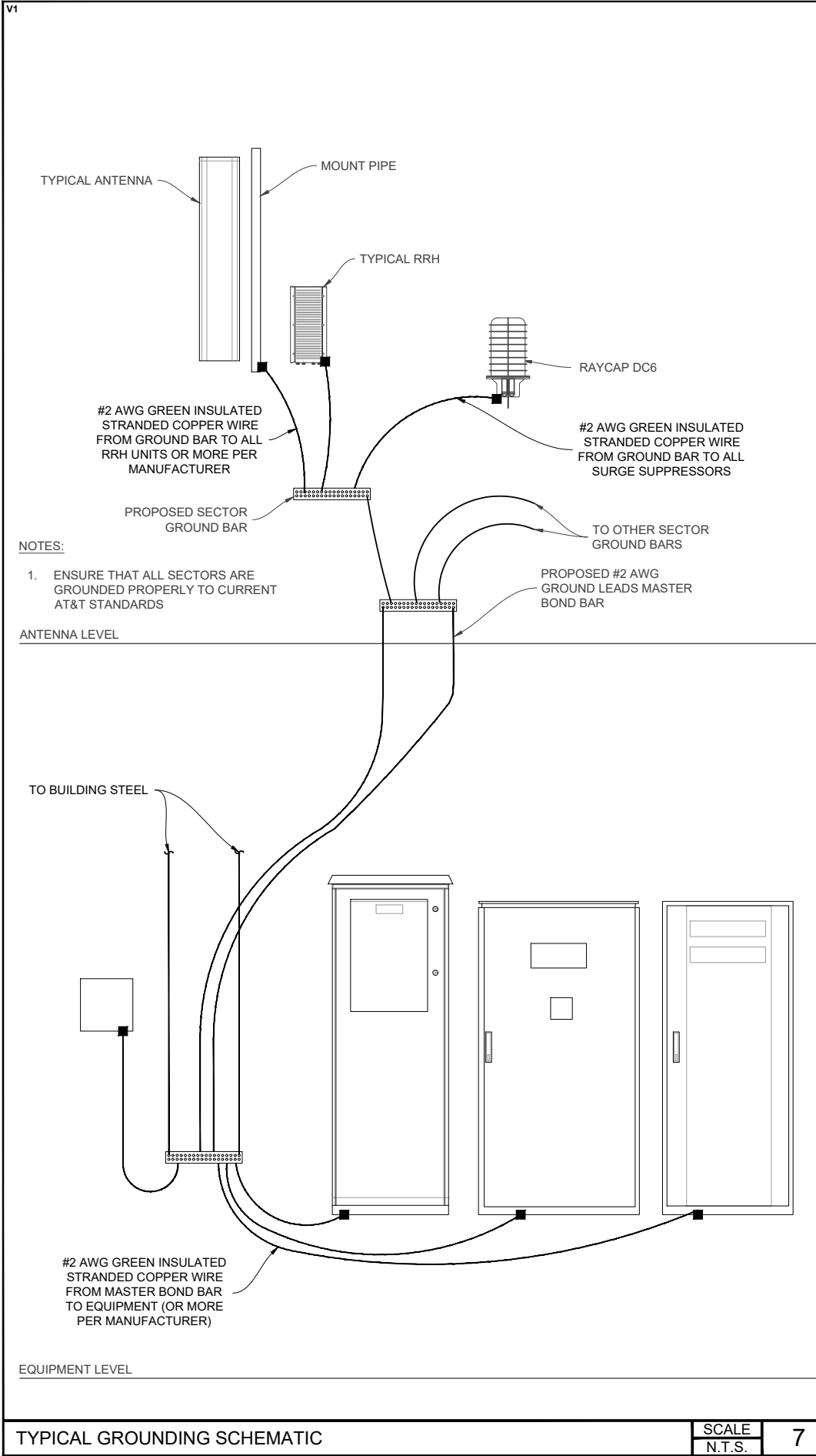


SITE INFORMATION:
TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
HVAC DETAILS

SHEET NUMBER:
R-2



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Information Technology

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REVISIONS			
REV	DATE	DESCRIPTION	INT
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
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CHECKED BY: GGD

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SITE INFORMATION:
TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD
160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
GROUNDING
DETAILS

SHEET NUMBER:
G-1

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P19-041	Applied	2/22/2019	STOL
Project Name	CUP - AT&T	Approved		
Type	CUP	Closed		
Subtype	WIRELESS COMS FACILITY	Expired		
Status	STAFF REVIEW	Status		

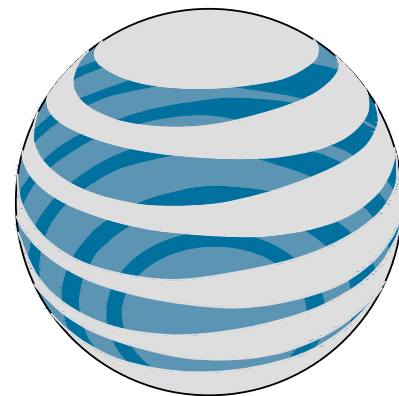
Applicant AT&T	Owner	TOWN OF JACKSON
-----------------------	--------------	-----------------

Site Address	City	State	Zip
160 S MILLWARD STREET	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
WORT ADDITION 2ND	22411633108003	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED W/CONDITI	2/22/2019	3/15/2019	2/25/2019	
Kelly Sluder					
(2/25/2019 10:59 AM KS)					
The location of the equipment must meet building code requirements					
Fire		2/22/2019	3/15/2019		see comments
Kathy Clay					
(2/25/2019 10:56 AM KS)					
Location of the equipment must meet the building code requirements.					
Joint Housing Dept	NO COMMENT	2/22/2019	3/15/2019	3/12/2019	
Stacy Stoker					
Legal	APPROVED W/CONDITI	2/22/2019	3/15/2019	3/15/2019	
A Cohen-Davis					
(3/15/2019 2:49 PM LC)					
* In order to clarify the need for a CUP in this situation it hinges on the fact that AT&T is outside the leased area, which removes this application from the purview of 6409's automatic expansion provisions.					
* In light of the fact that Verizon's facility is built, the legal department asks the applicaiton be supplemented with an actual image of the as-built facility, and not a simulated depiction (A-4).					
Other	APPROVED W/CONDITI	3/1/2019	3/15/2019	4/5/2019	Kevin Meagher - See attachment
<none>					
Parks and Rec	NO COMMENT	2/22/2019	3/15/2019	3/5/2019	
Steve Ashworth					
(3/5/2019 9:25 AM STOL)					
No comments from Parks & Rec on AT&T submittal P19-041.					
Andy Erskine					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Pathways Brian Schilling	NO COMMENT	2/22/2019	3/15/2019	2/28/2019	
Planning Brendan Conboy	APPROVED W/CONDITI	2/22/2019	3/15/2019	4/5/2019	See Staff Report
Police Todd Smith	NO COMMENT	2/22/2019	3/15/2019	2/25/2019	
Public Works Rachelle Rhodes (3/18/2019 3:30 PM RR) Plan Review Comments - SUFFICIENT	APPROVED W/CONDITI	2/22/2019	3/15/2019	3/18/2019	see notes
P19-041 Pre-Application, Conditional Use Permit AT&T Wireless 160 South Millward Street March 18, 2018 Rachelle Rhodes, 307-733-3079 *The following comments are being provided for use in preparation of future Development Plan submittals and are required for sufficiency. Town of Jackson's Existing GPS Antenna: The applicant is required to use all means necessary to ensure that the GPS antenna and its ability to collect and provide high quality data collection are prioritized now and in the future. Any proposed impact is required to be included in permit application plans. The GPS antenna shall be inspected after construction to ensure no degradation in signal or use at the expense of the applicant. General: In addition to the required Town of Jackson submittal requirements, The Engineering Department would like to encourage applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). A complete grading and erosion control plan shall be provided on the plans consistent with the LDR 's. A parking and access plan per the LDR's shall be required for any excavation work. If construction activities will impact public access or sidewalks, a pedestrian corridor plan shall be provided for review. This shall include all dimensions and elevations in relation to existing curb and ADA compliance. All work to be completed within the Town's right-of-way shall be specifically addressed.					
START Darren Bruggmann		2/22/2019	3/15/2019		



at&t

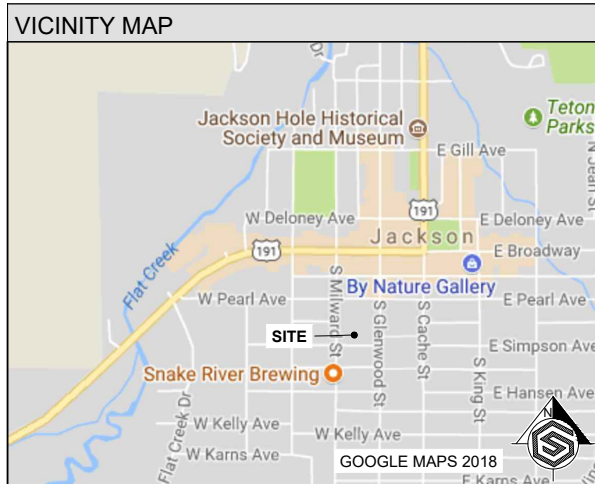
IDL04511 RELO
TOWN OF JACKSON PARKING GARAGE
FA#: 14284658

56.5' ROOFTOP

PTN# 3770A0FQYD
NEW SITE BUILD

SITE INFORMATION	
SITE ADDRESS:	160 S MILLWARD STREET JACKSON, WY 83001
COUNTY:	TETON
COORDINATES:	43.4776580° / -110.7642330° (FOR NAVIGATION ONLY)
PROPERTY LANDLORD OR OWNER:	TOWN OF JACKSON
JURISDICTION:	TOWN OF JACKSON
OCCUPANCY GROUP	UNMANNED
CONSTRUCTION TYPE	II-B
POWER COMPANY:	LOWER VALLEY ENERGY
TELCO COMPANY:	CENTURY LINK
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

CONTACT INFORMATION	
APPLICANT:	AT&T 4393 RIVERBOAT ROAD, SUITE 400 TAYLORSVILLE, UTAH 84123 PHONE: 801.458.8888 CONTACT: BYRON BOSSHARDT
PROJECT MANAGER:	GENERAL DYNAMICS WIRELESS SERVICES, LLC. 1152 W. 2400 S., SUITE C SALT LAKE CITY, UT 84119 PHONE: 801.201.0566 CONTACT: ROCKY MATTISON
ARCHITECTURE & ENGINEERING:	GEOSTRUCTURAL, LLC. PO BOX 2621 BOISE, ID 83701 PHONE: 530.539.4787 CONTACT: DON GEORGE



DRIVING DIRECTIONS	
From Jackson Airport: Turn right at the 1st cross street onto US-191 S/US-26 W/US-89 S (8.8 mi) Turn right onto W Broadway (0.1 mi) Turn left onto S Milward St (0.1 mi) Enter parking garage and go to the top level Site is in the elevator room door on right	

APPROVALS	
RF MANAGER	_____
CONSTRUCTION MANAGER	_____
SITE ACQ. MANAGER	_____
PROPERTY OWNER	_____
OPERATIONS MANAGER	_____

SCOPE OF WORK	
PROPOSED: EXISTING ROOM ELECTRICAL & MECHANICAL BUILD-OUT (1) INDOOR POWER BAY / BATTERY RACK (1) LTE / UMTS RACK (1) 7705 / FIBER RACK (9) SBNHH-1D65A 4.6' TALL ANTENNAS (3) NNHH-65A-R4 4.6' TALL ANTENNAS (3) B25 RRH4x30-4R (3) RRH4x25-WCS-4R (6) AIRSCALE DUAL RRH 4T4R B25/60 320W AHFIB (3) DC/FIBER DISTRIBUTION BOXES	

DO NOT SCALE DRAWINGS	
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.	

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. BUILDING CODE AND DESIGN STANDARD: 2018 IBC W/ STATE AMENDMENTS	

FCC COMPLIANCE	
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.	

DIG LINE	



SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
GN-1 - GN-6	GENERAL NOTES
SV-1	SITE SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT PLAN
A-2.1	HVAC DUCTING PLAN
A-3	BUILDING ELEVATION
A-4	ANTENNA PLANS
A-4.1	ANTENNA MOUNT
R-1	EQUIPMENT DETAILS
R-2	HVAC DETAILS
G-1	GROUNDING DETAILS
E-1	UTILITY ROUTING PLAN
E-2	EQUIPMENT ROOM POWER & LIGHTING PLAN
E-3	SINGLE-LINE & SCHEDULE



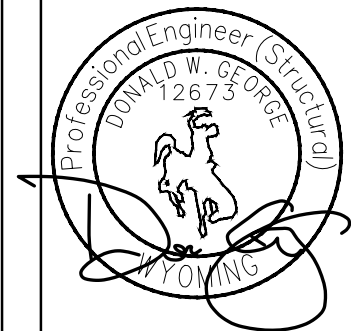
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REVISIONS			
REV	DATE	DESCRIPTION	INT
3	04/16/19	ELECTRICAL DESIGN ADDED	JCM
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
A	09/19/18	ISSUED FOR REVIEW	GGD

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USE OR DISCLOSURE OTHER THAN THAT WHICH
RELATES TO THE CLIENT NAMES IS STRICTLY
PROHIBITED.



SITE INFORMATION:	
TOWN OF JACKSON PARKING GARAGE IDL04511 RELO NEW SITE BUILD 160 S MILLWARD STREET JACKSON, WY 83001	
SHEET TITLE:	
TITLE SHEET	
SHEET NUMBER:	
T-1	

CONSTRUCTION NOTES:

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS THE FOLLOWING DEFINITIONS SHALL APPLY:

GENERAL CONTRACTOR: GENERAL DYNAMICS
SUBCONTRACTOR: ASSIGNED CONTRACTOR
2.

ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3.

GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5.

ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6.

UNLESS OTHER WISE, THE WORK SHALL INCLUDE FURNISHING, MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO BE FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEERPRIOR TO PROCEEDING WITH WORK.
8.

THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9.

IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
10.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND LOCAL JURISDICTION.
11.

GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLES.
12.

ERECTION SHALL BE DONE IN A WORK MANLIKE MANNER BY COMPETENT EXPERIENCED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13.

SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUB CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14.

WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUB CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWING PRIOR TO THE BEGINNING CONSTRUCTION.
15.

SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
16.

THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
17.

THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18.

GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20.

THE GENERAL CONTRACTOR SHALL MAINTAIN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISION, ADDENDA, AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES.
21.

THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.

22.

NO TOWN OF JACKSON OPERATED UTILITIES SHALL BE IMPACTED WITHOUT A PUBLIC RIGHT-OF-WAY PERMIT, COORDINATION AND APPROVAL BY THE TOWN OF JACKSON
23.

ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES. AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO, A)FALL PROTECTION, B)CONFINED SPACE, C)ELECTRICAL SAFETY, D)TRENCHING & EXCAVATION.
24.

ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
25.

THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OF DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
26.

SUB CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
27.

NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACE IN ANY FILL OR EMBANKMENT.
28.

THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH GRADE AND COMPACTED TO 95 PERCENT STANCE PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE, ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL, PRE-APPROVED BY THE LOCAL JURISDICTION.
29.

ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
30.

ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER THE THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
31.

SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OS AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
32.

SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
33.

THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
34.

OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
35.

NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
36.

ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPQPRS WIRELESS SITES." INCASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
37.

SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
38.

SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
39.

INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER,. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OF PROCEEDING WITH CONSTRICITION.
40.

NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRE, WILL MEET FAA STANDARDS AND REQUIREMENTS.
41.

ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
42.

NO NOISE, SMOKE, DUST, OR VIBRATION WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
43.

NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
44.

NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

SITE WORK & DRAINAGE:

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

- 1.1 REFERENCES:

A.

DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION)

B.

ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)

C.

OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION)

- 1.2 INSPECTION AND TESTING:

A.

FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATE BY THE SUBCONTRACTOR.

B.

ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

- 1.3 SITE MAINTENANCE AND PROTECTION:

A.

PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OR WORK UNTIL COMPLETION OF THE SUBCONTRACT.

B.

AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SCRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.

C.

KEEP SITE FREE OF ALL PONDING WATER.

D.

PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.

E.

PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.

F.

EXISTING UTILITIES: DO NOT INTERRUPT EXISTING SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

G.

PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 - PRODUCTS

- 2.1

SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, II OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAT 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.2

NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA ORIVB) COARSE AGGREGATE. FREE FROM FROZEN LIMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.3

POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM 52321 (CLASS IA, IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE STONES OR ROCS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL
- 2.4

SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
- 2.5

GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2467 (SE OR SW-SM)
- 2.6

COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM ASTM D2940.
- 2.7

UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45) MATERIAL CONTAINING REFUSE, FROZEN LIMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION AND SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND DL.
- 2.8

GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.
- 2.9

PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING THE LOCATING UNDERGROUND UTILITIES 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCHES, TAPE SHALL HAVE A MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS. FOIL BACKING OR OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.



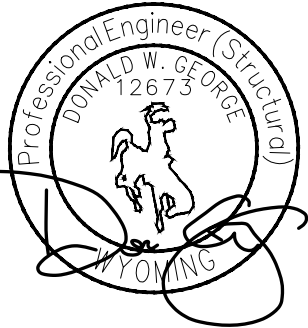
GENERAL DYNAMICS
Information Technology



REVISIONS			
REV	DATE	DESCRIPTION	INT
3	04/16/19	ELECTRICAL DESIGN ADDED	JCM
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

SITE WORK & DRAINAGE (CONT.)

PART 3 - EXECUTION

3.1 GENERAL:

- A.

BEFORE START GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL, MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
- B.

BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINE, GRADES, ELEVATIONS AND BENCHMARKS NEED FOR EXECUTION OF THE WORK.
- C.

CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

1.

REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS. BRUSH AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE. RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OR 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

2.

REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.

3.

EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED TILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.

D.

REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS BURNING WILL NOT BE PERMITTED.

E.

PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

F.

SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL, ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- 3.2 BACKFILL:
- A.

AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

1.

PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS AND UNSUITABLE MATERIALS.

2.

BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAT 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.

3.

WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

B.

THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- 3.3 TRENCH EXCAVATION:
- A.

UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

B.

EXTEND THE TRENCH WIDTH A MINIMUM OF 7 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

C.

WHEN SOIL YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED. BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.
- 3.4 TRENCH BACKFILL:
- A.

PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWING AND THE UTILITY REQUIREMENTS.

B.

NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.

C.

CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING, BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D.

PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TRAMP BACKFILL INTO SPACE AROUND CONDUITS.
- E.

PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE OR UNBALANCED LOADING.

F.

ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8 INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G.

COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- 3.5 AGGREGATE ACCESS ROAD:
- A.

CLEAR GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6INCHES AND PROOF-ROLL. ALL HOLES, RUTS , SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.

B.

THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 1557.

C.

AFTER PREPARATION OF THE SUBGRADE IS COMPLETE THE GEOTEXTILE FABRIC (MIRAFI 500XI) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.

1.

OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.

2.

TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL, SHALL OVERLAPS IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.

3.

ALL OVERLAPS SHALL BE PINNED WITH STAPLES OF NAILS A MINIMUM O 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.

D.

THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF OF 8 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.

E.

THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAT 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHELL OR TANDEM ROLLER.

3.6 FINISH GRADING:

A.

PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION, GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

B.

UTILIZE SATISFACTORY FILL MATERIAL, RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENTS OF REMOVED UNSUITABLE MATERIALS.

C.

ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2"-3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.

D.

REPAIR ALL ACCESS ROADS AND SURROUND AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.7 ASPHALT PAVING ROAD:

A.

DIVISION 600-KDOT FLEXIBLE PAVEMENT (UPDATE PER LOCAL DOT)

B.

SECTION 403-MODOT ASPHALT CONCRETE PAVEMENT.

GENERAL DYNAMICS
Information Technology

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REVISIONS			
REV	DATE	DESCRIPTION	INT
3	04/16/19	ELECTRICAL DESIGN ADDED	JCM
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-2

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ELECTRICAL NOTES:

PART 1 - GENERAL

- 1.1 CONTRACTOR RESPONSIBILITIES
- A.

CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE SUBCONTRACTORS FUNCTIONS. THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- B.

THE SUBCONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION.
- C.

DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINED DIMENSIONS.
- 1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:
- A.

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.
- 1.3 REFERENCES:
- A.

THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR THE CONSTRUCTION UNLESS OTHER WISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS. WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.
1.

ANSI/IEEE (AMERICAN NATION STANDARDS INSTITUTE)
2.

ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
3.

ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
4.

NEMA (NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION)
5.

NEPA (NATIONAL ENVIRONMENTAL PROTECTION ASSOCIATION)
6.

NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
7.

OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
8.

UL (UNDERWRITERS LABORATORIES, INC.)
9.

AT&T MOBILITY GROUNDING STANDARD ND-00071
10.

IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS)
- 1.4 SCOPE OF WORK:
- A.

WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL.
- B.

ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE SUBCONTRACTOR.
- C.

THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.
- D.

THE SUBCONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.
- E.

THE SUBCONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANCES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT.

PART 2 - PRODUCTS

- 2.1 GENERAL:
- A.

ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW AND FREE FROM DEFECTS.
- B.

ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.
- C.

ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- D.

ALL OVER CURRENT DEVICES HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED. 10000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.
- 2.2 MATERIALS AND EQUIPMENT:
- A.

CONDUIT:

1.

RIGID METAL CONDUIT (RMC) SHALL BE HOTT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED IN ADDITION TO GALVANIZING.
2.

LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED.
3.

CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.
4.

NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.
- B.

CONDUCTORS AND CABLE:
1.

CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, 12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.
2.

10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND 6 AWG AND LARGER CONDUCTOR SHALL BE STRANDED.
3.

SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.
4.

STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURERS RECOMMENDATIONS.
5.

ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).
- C.

DISCONNECT SWITCHES:
1.

DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR APPROVED EQUAL.
- D.

CHEMICAL ELECTROLYTIC GROUNDING SYSTEM:
1.

INSTALL CHEMICAL GROUND AS REQUIRED. THE SYSTEM SHALL BE ELECTROLYTIC MAINTENANCE FREE ELECTRODE CONSISTING OF RODS WITH A MINIMUM OF 2 AWG CU EXOTHERMALLY WELDED PIGTAIL, PROTECTIVE BOXES, AND BACKFILL MATERIAL. MANUFACTURER SHALL BE LYNCOLE XIT GROUND ROD TYPES K2-(*) CS OR K2L-(*) CS (*) LENGTH AS REQUIRED.
2.

GROUND ACCESS BOX SHALL BE A POLY-PLASTIC BOX FOR NON-TRAFFIC APPLICATIONS. INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES, XIT MODEL #XB-22. ALL DISCONNECT SWITCHES AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE.
3.

BACKFILL MATERIAL SHALL BE LYNCONITE AND LYNCOLE GROUNDING GRAVEL.
- E.

SYSTEM GROUNDING:
1.

ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER, ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.
2.

GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.
3.

CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDED CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLD COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS.
4.

EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.
5.

GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"X10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.
6.

INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, DISCONNECT SWITCHES, STARTERS AND EQUIPMENT CABINETS.
- F.

OTHER MATERIALS:
1.

THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.
2.

PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

- G. PANELS AND LOAD CENTERS:
1.

ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PART 3 - EXECUTION

- 3.1 GENERAL:
- A.

ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B.

EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.
- 3.2 LABOR AND WORKMANSHIP:
- A.

ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.
- B.

ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.
- C.

UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.
- 3.3 COORDINATION:
- A.

THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.
- 3.4 INSTALLATION:
- A.

CONDUIT:
1.

ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.
2.

PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS. RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
3.

THE INSTALLATION OF SCHEDULE 40 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RMS. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS.
4.

USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR ESE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.
5.

A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTOR 90 DEGREE ELBOWS MAY BE USED.
6.

FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.
7.

PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.
8.

SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENING IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
9.

ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS AR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.
10.

INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.
11.

INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.
12.

CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
13.

PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.



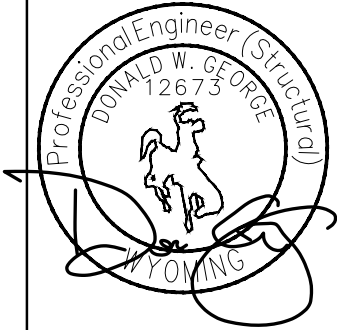
GENERAL DYNAMICS
Information Technology



REVISIONS			
REV	DATE	DESCRIPTION	INT
3	04/16/19	ELECTRICAL DESIGN ADDED	JCM
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
A	09/19/18	ISSUED FOR REVIEW	GGD

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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-3

ELECTRICAL NOTES (CONT.):

B. CONDUCTORS AND CABLE:

1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION	208/240/120 VOLT SYSTEMS
PHASE A	BLACK
PHASE B	RED
PHASE C	BLUE
NEUTRAL	WHITE
GROUNDING	GREEN

2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE.
3. PULLING LUBRICANTS SHALL BE UL APPROVED, SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.
4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OF TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTORS EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T MOBILITY GROUNDING STANDARD ND-0071, ND-00135, AND THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ELECTRIC GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE. THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM. THE BUILDING STEEL COLUMNS LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATERLINE (FERROUS OR NONFERROUS METAL PIPING ONLY.)
5. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS, BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.
6. SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS, EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
8. APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USED KOPR-SHIELD ANIT-OXIDATION COMPOUND O ALL COMPRESSION GROUNDING CONNECTIONS.
9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
10. BOND ALL INSULATED GROUNDING BUSHING WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BAR.
11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE GREATER OF THE TWO DISTANCES.
12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
13. THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.
14. DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.

15. IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUNDING BAR AT THE BASE OF THE TOWER, A SECOND GROUNDING BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LIN ARRESTERS.
16. SUB CONTRACTORS SHALL REPAIR, AND/OR REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE SUBCONTRACTORS EXPENSE.

3.5 ACCEPTANCE TESTING:

- A. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.
- B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON-COMPLIANCE.

C. TEST PROCEDURES:

1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST LISTED TO SUBCONTRACTOR.
2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.
3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES.
4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3-POINT "FALL-OF-POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURE VALUE IS OVER 5 OHMS.



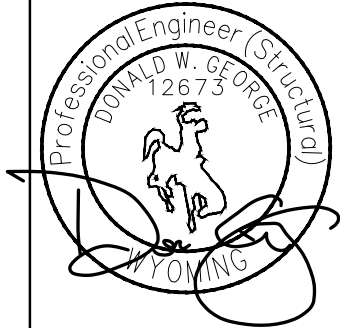
GENERAL DYNAMICS
Information Technology



REVISIONS			
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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-4

GENERAL NOTES: 1. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2010 CBC SECTION 1105B.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY. 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK. 3. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT. 4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600. 5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS. 6. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE. 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY. 9. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C, AND ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN. 10. THE CONTRACTOR AND SUB CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS. 11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORTING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT. 12. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK. USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS, HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT. 13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT, BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT. 14. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. 15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR SUPPORTS FOR THE INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS. 16. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL OR UL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. 17. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL, AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS. 18. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 28: 10-B:C RATING WITHIN 75 FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2010 CC SECTION 906.1-1 &7 AND SECTION 906.3.1) 19. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS. 20. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE. 21. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT N A CLEAN BROOM FINISHED CONDITION AT ALL TIMES. 22. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY. 23. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS, IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS. GENERAL FIRE NOTES: 1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2010 CFC SECTION 1401 AND ALL GOVERNING CODES. 2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.(2010 CFC SECTION 505.1) 3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.(2010 CFC SECTION 807-1.2) 4. PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.(2010 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)		3	ABBR. DEFINITION A.B. ABV. ACCA ADDL A.F.F. A.F.G. ALUM. ALT. ANT. APRX. ARCH. AWG. BLDG. BLK. BLKG. BM. B.N. BRCW. B.O.F. B/U CAB. CANT. C.I.P. CLG. CLR. COL. CONC. CONN. CONST. CONT. d DBL. DEPT. D.F. DIA. DIAG. DIM. DWG. DWL. EA. EL. ELEC. ELEV. EMT. E.N. ENG. EQ. ANCHOR BOLT ABOVE ANTENNA CABLE COVER ASSEMBLY ADDITIONAL ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ALUMINUM ALTERNATE ANTENNA APPROXIMATE(LY) ARCHITECT(URAL) AMERICAN WIRE GAUGE BUILDING BLOCK BLICKING BEAM BOUNDARY NAILING BARE TINNED COPPER WIRE BOTTOM OF FOOTING BACK-UP CABINET CABINET CANTILEVER(ED) CAST IN PLACE CEILING CLEAR COLUMN CONCRETE CONNECTION(OR) CONSTRUCTION CONTINUOUS PENNY (NAILS) DOUBLE DEPARTMENT DOUGLAS FIR DIAMETER DIAGONAL DIMENSION DRAWING(S) DOWEL(S) EACH ELEVATION ELECTRICAL ELEVATOR ELECTRICAL METALLIC TUBING EDGE NAIL ENGINEER EQUAL ABBR. DEFINITION EXP. EXST.(E)EXISTING EXT. FAB. F.F. F.G. FIN. FLR. FDN. F.O.C. F.O.M. F.O.S. F.O.W. F.S. FT.(') FTG. G. GA. GI. G.F.I. GLB.(GLU-LAM) GPS GRND. HDR. HGR. HT. ICGB. IN.(") INT. LB.(#) L.B. L.F. L. MAS. MAX. M.B. MECH. MFR. MIN. MISC. MTL. (N) NO.(#) N.T.S. O.C. EXPANSION EXTERIOR FABRICATION(OR) FINISH FLOOR FINISH GRADE FINISH(ED) FLOOR FOUNDATION FACE OF CONCRETE FACE OF MASONRY FACE OF STUD FACE OF WALL FINISH SURFACE FOOT (FEET) FOOTING GROWTH (CABINET) GAUGE GALVANIZED GROUND FAULT CIRCUIT INTERRUPTER GLUE LAMINATED BEAM GLOBAL POSITIONING SYSTEM GROUND HEADER HANGER HEIGHT ISOLATED COPPER GROUND BUS INCH(ES) INTERIOR POUND(S) LAG BOLTS LINEAR FEET (FOOT) LONG(ITUDINAL) MASONRY MAXIMUM MACHINE BOLT MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS METAL NEW NUMBER NOT TO SCALE ON CENTER ABBR. DEFINITION OPNG. P/C. PCS PLY. PPC PRC P.S.F. P.S.I. P.T. PWR. QTY. RAD.(R) REF. REINF. REQD. RGS. RRH. SCH. SHT. SIM. SPEC. SQ. S.S. STD. STL. STRUC. TEMP. THK. TMA T.N. T.O.A. T.O.C. T.O.F. T.O.P. T.O.S. T.O.W. TYP. U.G. U.L. U.N.O. V.I.F. W W/ W.P. WT. ℓ ℓ OPENING PRECAST CONCRETE PERSONAL COMM SERVICES PLYWOOD POWER PROTECTION CABINET PRIMARY RADIO CABINET POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED POWER (CABINET) QUANTITY RADIUS REFERENCE REINFORCEMENT(ING) REQUIRED RIGID GALVANIZED STELL REMOTE RADIO HEAD SCHEDULE SHEET SIMILAR SPECIFICATION(S) SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL TEMPORARY THICK(NESS) TOWER MOUNTED AMPLIFIER TOE NAIL TOP OF ANTENNA TOP OF CURB TOP OF FOUNDATION TOP OF PLATE (PARAPET) TOP OF STEEL TOP OF WALL TYPICAL UNDERGROUND UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE VERIFY IN FIELD WIDE (WIDTH) WITH WEATHERPROOF WEIGHT CENTERLINE PLATE	1
GENERAL NOTES	ABBREVIATIONS NEW ANTENNA EXISTING ANTENNA GROUND ROD GROUND BUS BAR MECHANICAL GRND. CONN. CAD WELD GROUND ACCESS WELL ELECTRIC BOX TELEPHONE BOX LIGHT POLE FND. MONUMENT SPOT ELEVATION SET POINT REVISION CENTERLINE PROPERTY/LEASE LINE MATCH LINE WORK POINT GROUND CONDUCTOR TELEPHONE CONDUIT ELECTRICAL CONDUIT (POWER) COAXIAL CABLE OVERHEAD SERVICE CONDUCTORS CHAIN LINK FENCING GRID REFERENCE DETAIL REFERENCE ELEVATION REFERENCE SECTION REFERENCE GROUT OR PLASTER (E) BRICK (E) WOOD FRAME CONCRETE EARTH GRAVEL PLYWOOD SAND WOOD CONT. WOOD BLOCKING STEEL </			

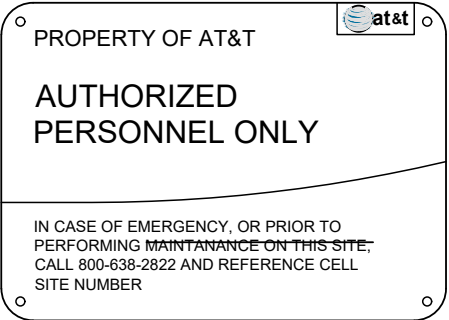


ALERTING SIGNS

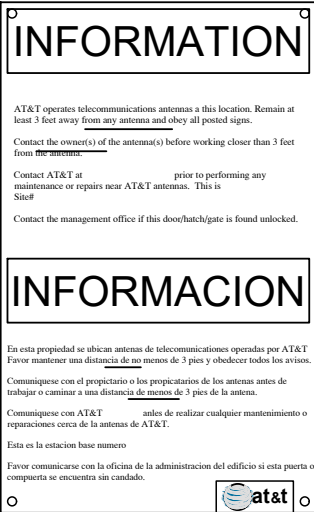
ALERTING SIGNS



ALERTING SIGNS



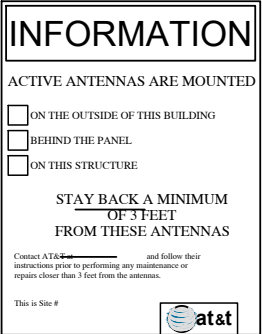
INFO SIGN #5



INFO SIGN #1



INFO SIGN #3



INFO SIGN #2

STAY BACK 3 FEET FROM ANTENNA



INFO SIGN #4

GENERAL SIGNAGE GUIDELINES								
STRUCTURE TYPE	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
TOWERS								
MONOPOLE/MONOPINE/MONOPALM	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
SCE TOWERS/TOWERS WITH HIGH VOLTAGE	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
LIGHT POLES/FLAG POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			
UTILITY WOOD POLES (JPA)	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		IF GP MAX VALUE OF MPE AT ANTENNA LEVEL IS: 0-99%: NOTICE SIGN; OVER 99%: CAUTION SIGN AT NO LESS THAN 3FT BELOW ANTENNA AND 9FT ABOVE GROUND	
MICROCELLS MOUNTED ON NON-JPA POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		NOTICE OR CAUTION SIGN AT NO LESS THAN 9FT ABOVE GROUND; ONLY IF THE EXPOSURE EXCEEDS 90% OF THE GENERAL PUBLIC EXPOSURE AT 6FT ABOVE GROUND	
ROOF TOPS								
AT ALL ACCESS POINTS TO THE ROOF	X							
ON ANTENNAS	X		X	X				
CONCEALED ANTENNAS	X	X						
ANTENNA MOUNTED FACING OUTSIDE BUILDING	X	X						
ANTENNAS ON SUPPORT STRUCTURE	X	X						
ROOFTOP GRAPH:								
RADIATION AREA IS WITHIN 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA					EITHER NOTICE OR CAUTION SIGN (BASED ON ROOFVIEW RESULTS) AT ANTENNAS/BARRIER	
RADIATION IS BEYOND 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA				DIAGONAL, YELLOW STRIPING AS TO ROOF VIEW GRAPH		
CHURCH STEEPLES	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
WATER STATIONS	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
NOTES FOR ROOFTOP SITES: 1. EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO: THE OUTER EDGE OF THE STRIPED OFF AREA OR THE OUTER ANTENNAS OF THE SECTOR. 2. IF ROOF VIEW SHOWS: ONLY BLUE = NOTICE SIGN, BLUE AND YELLOW = CAUTION SIGN, ONLY YELLOW = CAUTION SIGN TO BE INSTALLED. 3. SHOULD THE REQUIRED STRIPING AREA INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C VENTS, ROOF HATCH, DOORS, OTHER ANTENNAS, DISHES, ETC.) 4. PLEASE NOTIFY AT&T TO MODIFY THE STRIPING AREA, PRIOR TO STARTING THE WORK.								



GENERAL DYNAMICS
Information Technology

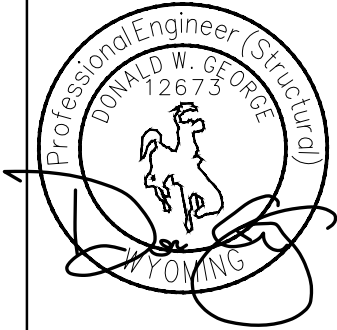


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CHECKED BY: GGD

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SITE INFORMATION:
TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

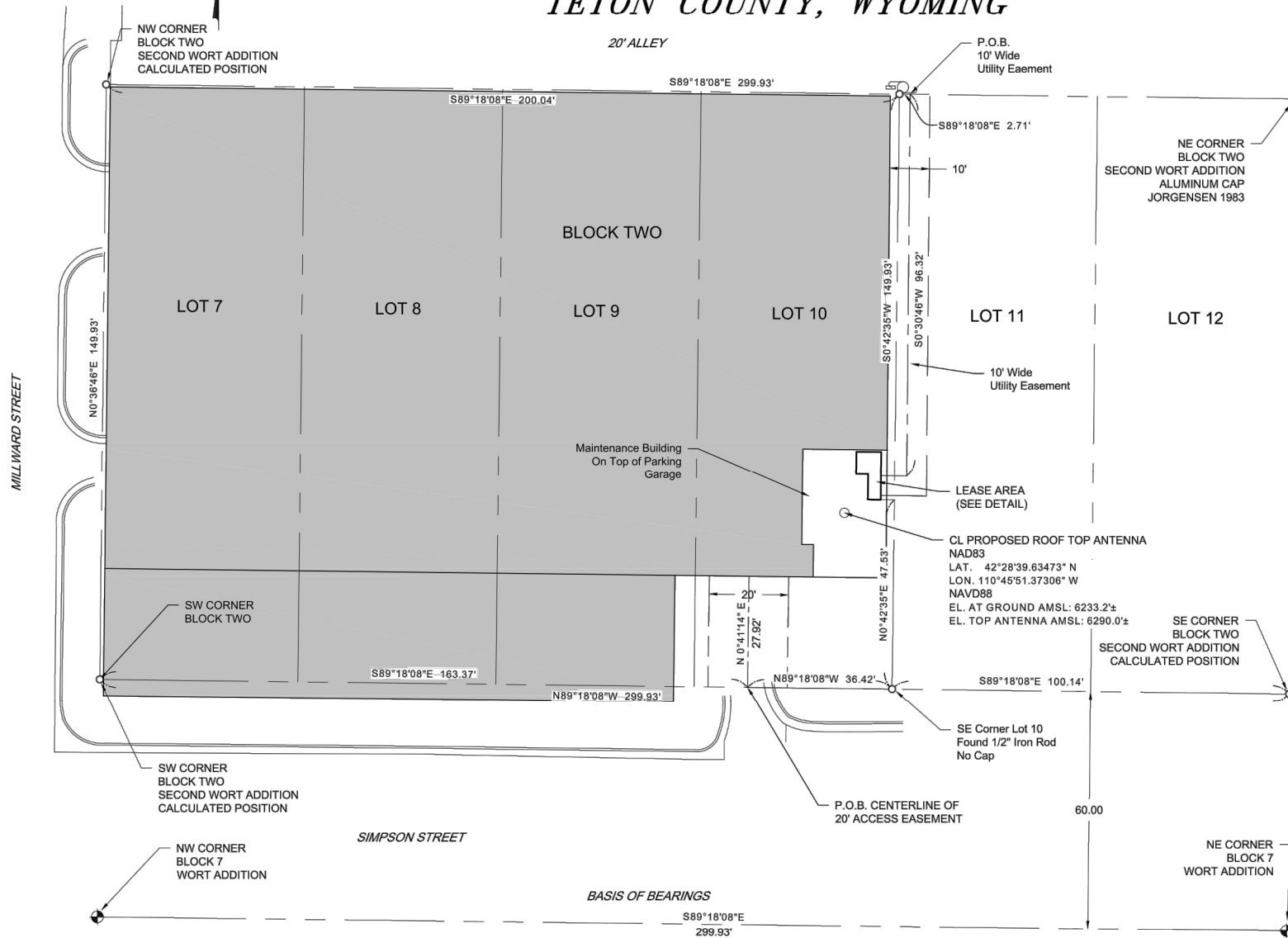
160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-6

0 10 20 40
SCALE: 1" = 20'
@ 18" X 24" ONLY

**IDL04511 RELO - CITY OF JACKSON PARKING GARAGE,
PART OF LOT 10 OF BLOCK TWO,
SECOND WORT ADDITION, TOWN OF JACKSON
IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 32, T. 41 N., R. 116 W. 6TH P.M.
TETON COUNTY, WYOMING**



LEGEND

- Block Corner Control
- Calculated Position
Per Map of Survey
Inst. No. 244507
- Parking Garage Building

**IDL04511 RELO
LEASE AREA DESCRIPTION**

Part of Lot 10 of Block Two, Second Wort Addition Town of Jackson in the NE 1/4 of the NE 1/4 of Section 32, Township 41 N., Range. 116 W. 6th P.M. Teton County, Wyoming, described as:

Commencing at the Southwest corner of Lot 7 Block 2 of Second Wort Addition; Thence S 89°18'08\" E 199.79 feet along the South line of said Block 2, to the SE corner of Lot 10 of said Block 2; Thence N 0°42'35\" E 47.53 feet along the East line of said Lot 10; Thence N 89°17'25\" W 3.43 feet to the Point of Beginning; Thence, N 89° 16' 21\" W 3.25 feet; Thence, N 00° 30' 46\" E 6.42 feet; Thence, N 89° 16' 21\" W 3.00 feet; Thence, N 00° 30' 46\" E 5.75 feet; Thence, S 89° 16' 21\" E 6.25 feet; Thence S 00° 30' 46\" W 12.17 feet to the Point of Beginning.

Parcel Contains 57 square feet, more or less.

**IDL04511 RELO
20' WIDE ACCESS EASEMENT**

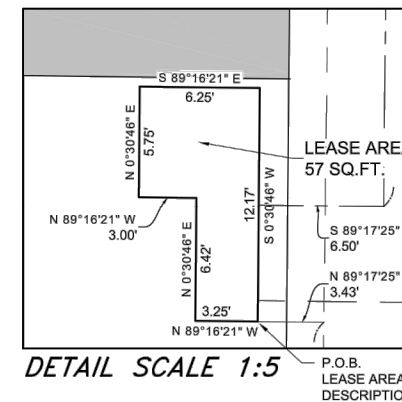
Part of Lot 10 of Block Two, Second Wort Addition Town of Jackson in the NE 1/4 of the NE 1/4 of Section 32, Township 41 N., Range. 116 W. 6th P.M. Teton County, Wyoming.
A 20 foot wide Ingress / Egress Easement that is 10 feet each side of the following described centerline:

Commencing at the Southwest corner of Lot 7 Block 2 of Second Wort Addition; Thence S 89°18'08\" E 163.37 feet along the South line of said Block 2, to the Point of Beginning of said centerline; Thence, N 00° 41' 14\" E 27.92 feet to the Point of Terminus of said centerline

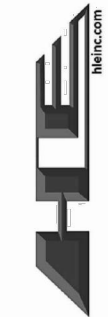
**IDL04511 RELO
10' WIDE UTILITY EASEMENT**

Part of Lots 10 and 11 of Block Two, Second Wort Addition Town of Jackson in the NE 1/4 of the NE 1/4 of Section 32, Township 41 N., Range. 116 W. 6th P.M. Teton County, Wyoming.
A 20 foot wide Ingress / Egress Easement that is 10 feet each side of the following described centerline:

Commencing at the Southwest corner of Lot 7 Block 2 of Second Wort Addition; Thence
N 00°36'46\" E 149.93 feet along the West line of said Block 2, to the NW corner of said Block 2; Thence S 89°18'08\" E 200.04 feet to the NE corner of Lot 10 of said Block 2; Thence
S 89°18'08\" E 2.71 feet to the Point of Beginning of said centerline; Thence, S 00° 30' 46\" W 96.32 feet; Thence
S 89°17'25\" E 6.50 feet to the Point of Terminus of said centerline.



CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977
460 Lincoln Street, American Falls, ID 83211, (208)226-5764

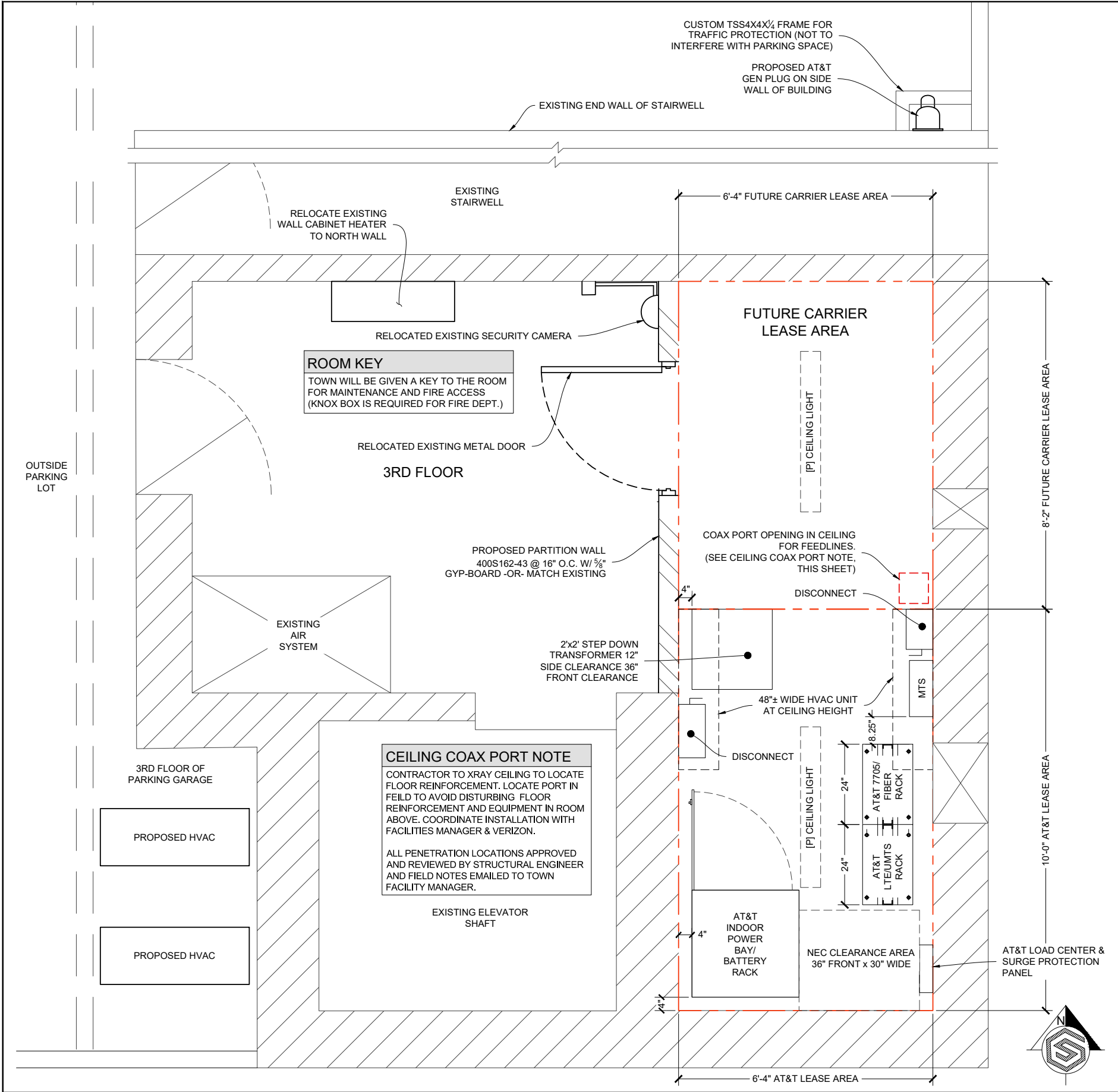


DRAWN BY	DESIGN BY	CHECK BY
SJ	HLE	CGS
JOB NO: 18-245		
DATE: AUGUST 13, 2018		
REVISIONS	DATE	

RECORD OF SURVEY
IDL04511 RELO

SEC. 33, T. 41 N., R. 116 W. 6TH P.M.
TETON COUNTY, WYOMING

SHEET NO.	1
OF	1
SHEETS	



NOTE: PROPOSED WALL / FLOOR / CEILING TO MATCH EXISTING ROOM MATERIALS AND FINISHES

KEEP CEILING IN ELEVATOR ROOM

PROPOSED WALL

REMOVE CEILING IN EQUIPMENT ROOM

CONTRACTOR TO ENSURE THAT EXHAUST FAN IN ELEVATOR LOBBY & EXHAUST DUCT REMAINS FUNCTIONAL.

RELOCATE CAMERA

RELOCATE DOOR

RELOCATE HEATER

COORDINATE ANY SPRINKLER RELOCATION/ INSTALLATION WITH TOWN FACILITIES MANAGER

THIRD FLOOR ELEVATOR ROOM

STRUCTURE NOTES

REFER TO BUILDING DRAWINGS FOR ALL EXISTING BUILDING COMPONENTS AND APPURTENANCES.

CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THAT A BUILDING STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS HAS BEEN PERFORMED AND SHOWS A "PASS" OR AN "ACCEPTABLE" RATING. UNDER NO CIRCUMSTANCE WHAT SO EVER SHALL THE PROPOSED EQUIPMENT BE INSTALLED WITHOUT SAID STRUCTURAL ANALYSIS. IF SAID STRUCTURAL ANALYSIS REQUIRES THAT THE STRUCTURE AND/OR MOUNT BE MODIFIED, SUCH MODIFICATIONS SHALL BE COMPLETED PRIOR TO INSTALLATION OF THE PROPOSED EQUIPMENT.

GENERAL DYNAMICS
Information Technology

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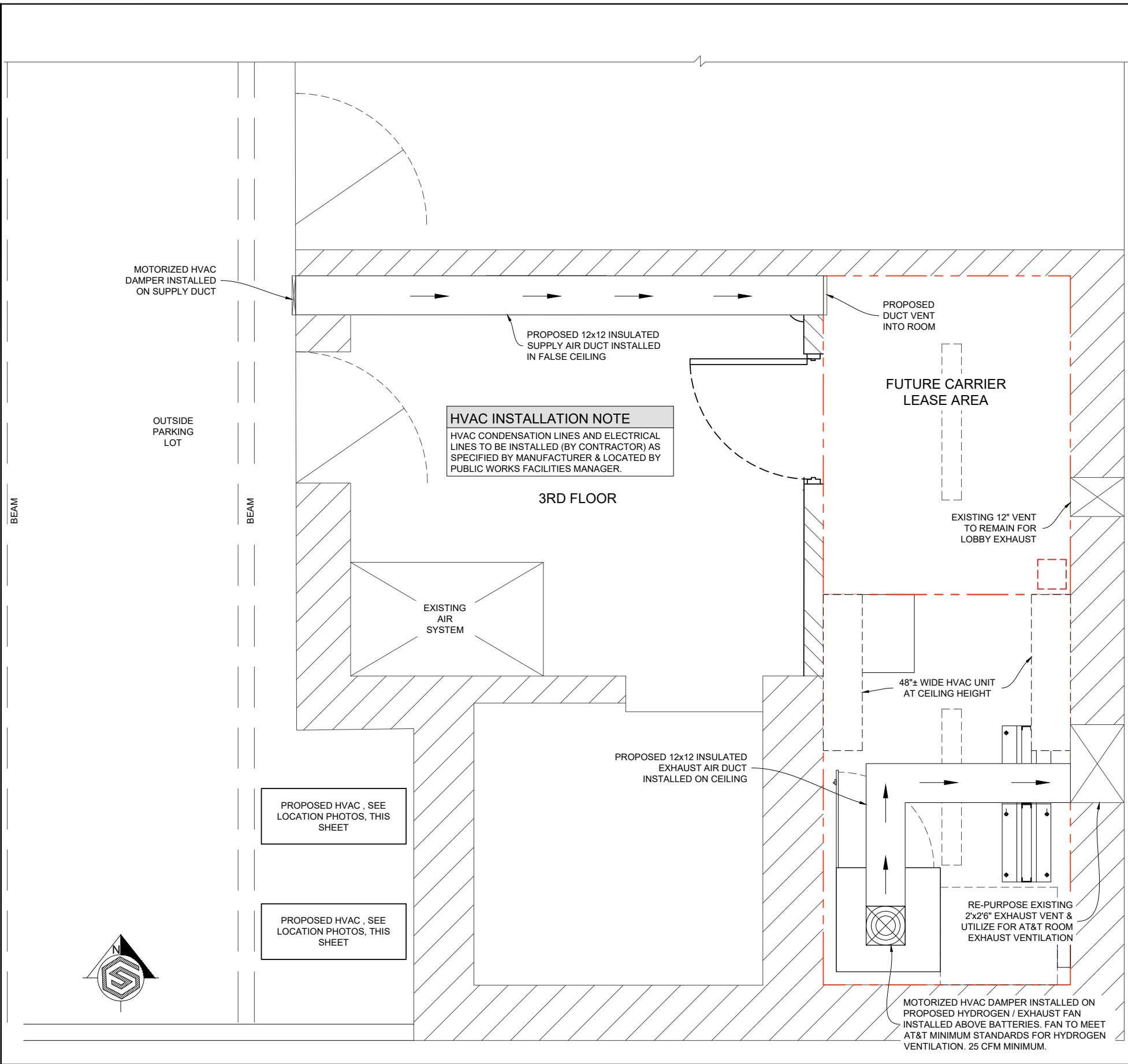
**TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO**

NEW SITE BUILD

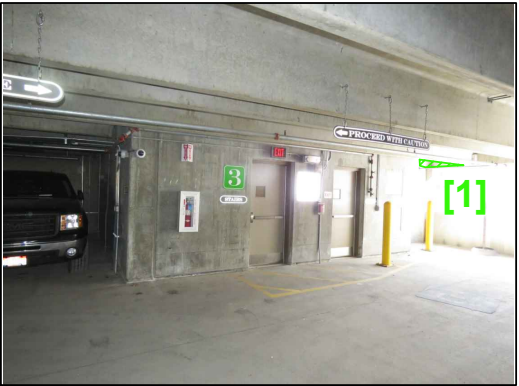
160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
**EQUIPMENT
PLAN**

SHEET NUMBER:
A-2



THIRD FLOOR PARKING GARAGE



THIRD FLOOR PARKING GARAGE

- [1]
- (2) PROPOSED AT&T HVAC UNITS (37.1 TALL x 44.5 WIDE x 17.1 DEEP) INSET BETWEEN DECK BEAMS ATTACHED TO DECK ABOVE
- X-RAY DECK TO AVOID DECK REINFORCEMENT



GENERAL DYNAMICS
Information Technology

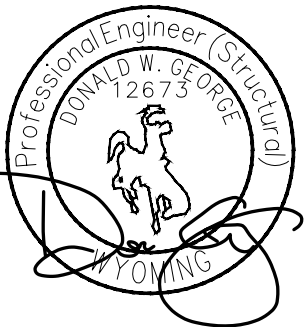


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TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
HVAC DUCTING
PLAN

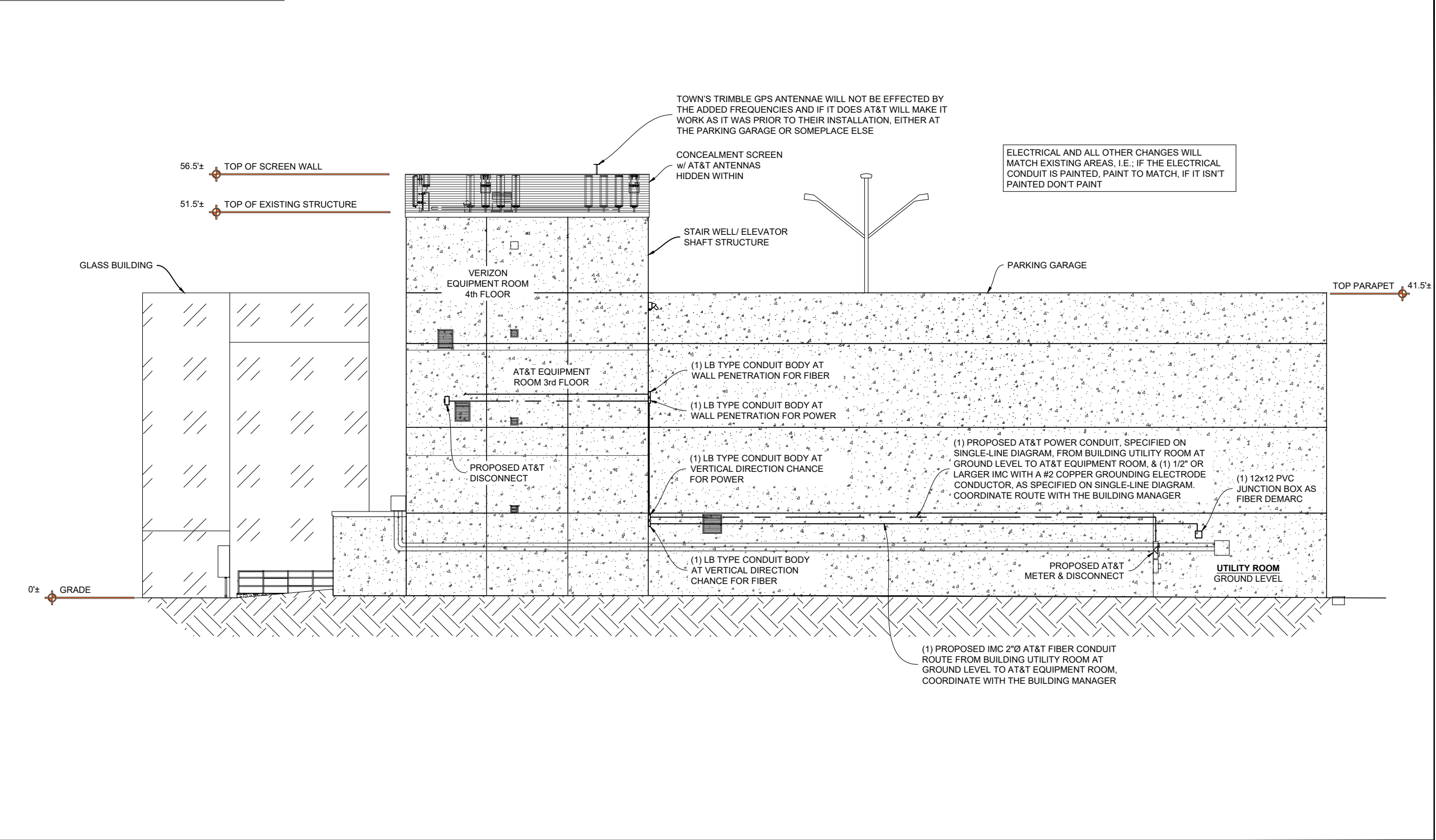
SHEET NUMBER:
A-2.1

STRUCTURE NOTES

REFER TO BUILDING DRAWINGS FOR ALL EXISTING BUILDING COMPONENTS AND APPURTENANCES.

CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

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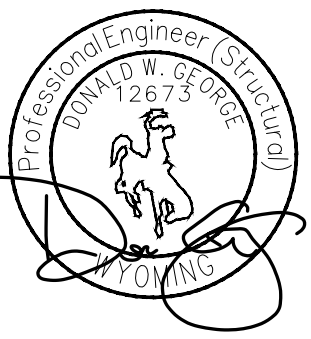
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**TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO**
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
**BUILDING
ELEVATION**

SHEET NUMBER:
A-3

INSTALLATION NOTES

1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED PER STRUCTURAL.
2. CONTRACTOR TO VERIFY FINAL ANTENNA CONFIGURATION FROM LATEST APPROVED RFDS.
3. CONTRACTOR SHALL OBTAIN A MINIMUM 4' SEPARATION BETWEEN ALL ANTENNAS UNLESS APPROVED BY RF.
4. STRUCTURAL ANALYSIS MUST BE PERFORMED PRIOR TO THE INSTALLATION OF ANY NEW EQUIPMENT.

EXISTING CONDITIONS

THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION.

ANTENNAS

ANTENNA AND EQUIPMENT CALLOUTS SHOWN ARE TYPICAL OF ALL SECTORS UNLESS SPECIFICALLY NOTED OTHERWISE.

- [A] PROPOSED AT&T
- (9) SBNHH-1D65A 4.6' TALL ANTENNAS
 - (3) NNHH-65A-R4 4.6' TALL ANTENNAS
 - (3) B25 RRH4x30-4R
 - (3) RRH4x25-WCS-4R
 - (6) AIRSCALE DUAL RRH 4T4R B25/60 320W AHFIB
 - (3) DC/FIBER DISTRIBUTION BOXES

ROOF PENETRATIONS

ALL NEW PENETRATIONS THRU THE NEW ROOF WILL NOT CHANGE ROOF WARRANTY. ALL PENETRATIONS THRU STRUCTURE WILL BE REVIEWED AND APPROVED BY PUBLIC WORKS AND STRUCTURAL ENGINEER.

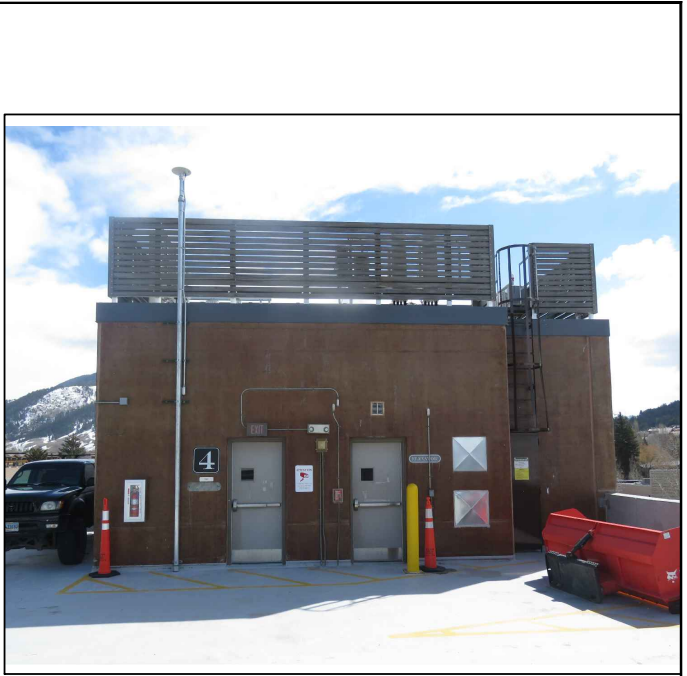
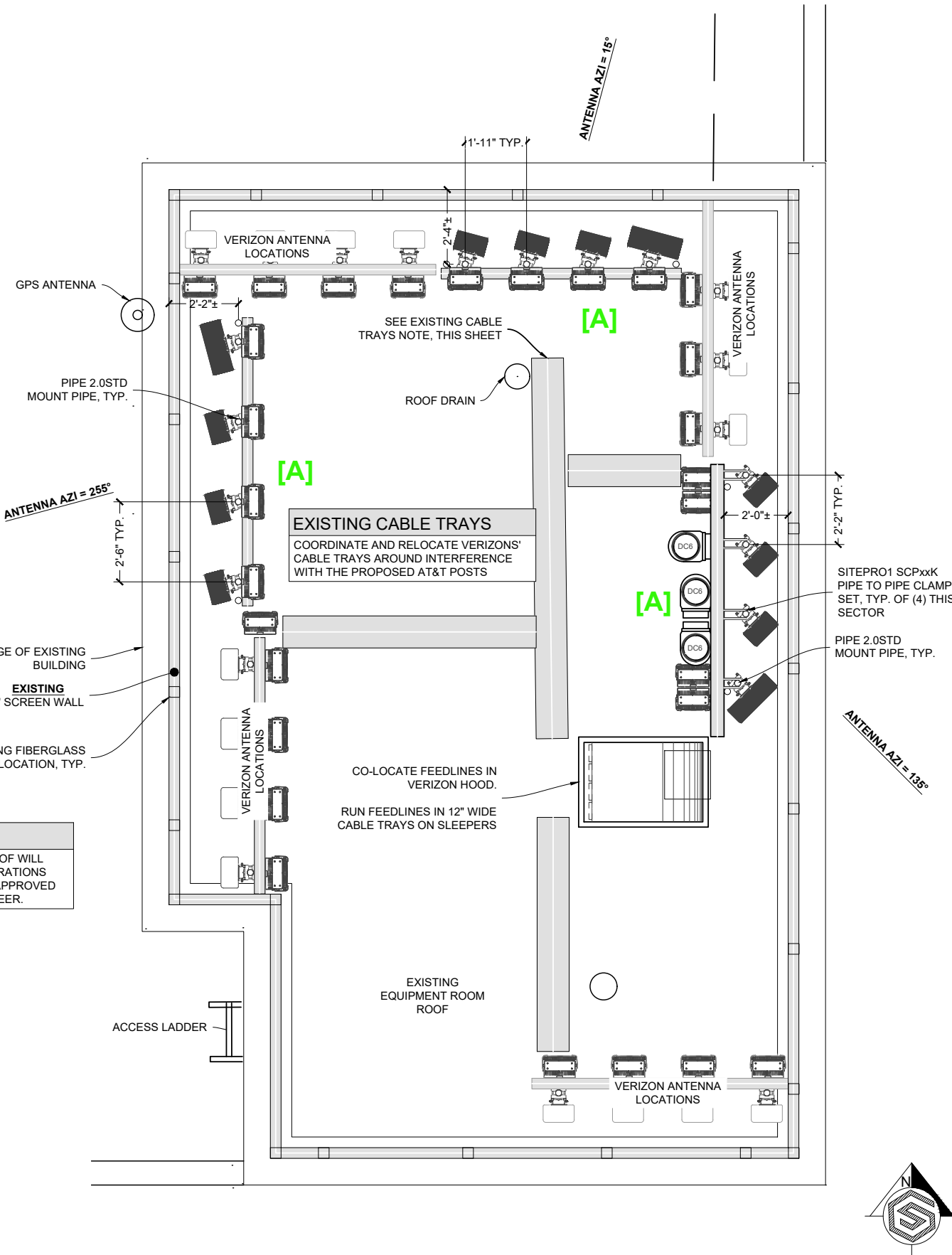
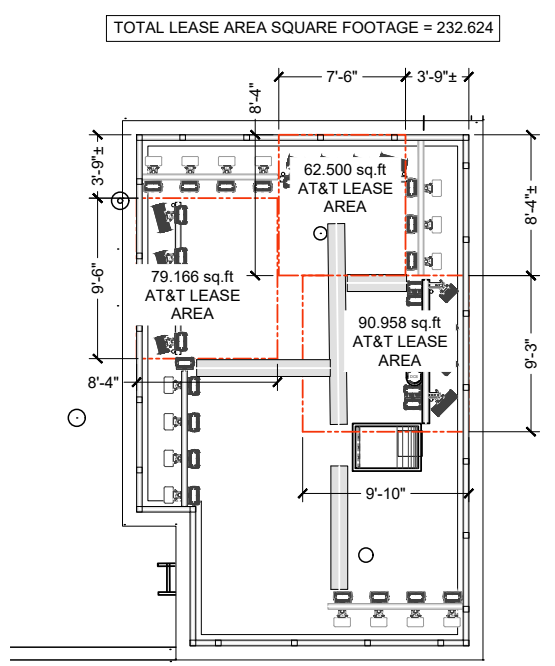


PHOTO N.T.S. 3



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IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

ANTENNA PLANS

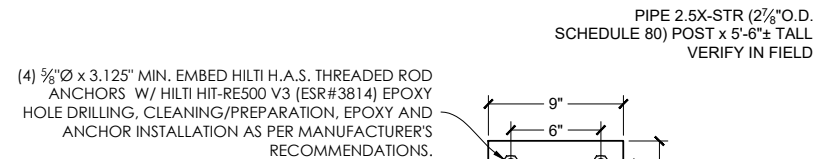
SHEET NUMBER:

A-4

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC STEEL CONSTRUCTION MANUAL AND SECTION 4 OF THE TIA CODE.
2. PRE-QUALIFIED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES UNLESS OTHERWISE NOTED:
 - CHANNELS & ANGLES ASTM A36, (Fy = 36 KSI)
 - PLATES ASTM A36, (Fy = 36 KSI)
 - PIPES ASTM A53 GR.B, (Fy = 35 KSI)
 - STRUCTURAL BOLTS ASTM A325
 - U-BOLTS ASTM A307 GR A
 - NUTS FOR BOLTS ASTM A563 (THREADING TO MATCH BOLT)
 - WASHERS FOR BOLTS ASTM F436
 - SEE TABLE 5-1 OF THE TIA CODE FOR ADDITIONAL SHAPES AND STANDARDS THAT ARE NOT LISTED ABOVE.
3. NON PRE-QUALIFIED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS PER THE TIA CODE:
 - THE CARBON EQUIVALENT OF STEEL SHALL NOT EXCEED 0.65 PER SECTION 5.4.2 OF THE TIA CODE
 - ELONGATION OF STEEL SHALL NOT BE LESS THAN 18%
 - TEST REPORTS SHALL BE IN ACCORDANCE WITH ASTM A6 OR A568
 - TOLERANCES SHALL BE IN ACCORDANCE WITH ASTM A6
4. FIELD CUT EDGES, EXCEPT DRILLED HOLES, SHALL BE GROUND SMOOTH AND COLD GALVANIZED.
5. ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. WELDING ELECTRODES SHALL BE E70XX.
6. ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS AND CODES, LATEST EDITION.
7. UPON REQUEST, THE CONTRACTOR SHALL SUBMIT DETAILED, ENGINEERED, COORDINATED AND CHECKED SHOP DRAWINGS FOR ALL STRUCTURAL STEEL TO THE ENGINEER OF RECORD TO REVIEW FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO THE START OF FABRICATION AND/OR ERECTION. GEOSTRUCTURAL IS ABSOLVED OF ALL LIABILITY ASSOCIATED WIT THE MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS IF CONTRACTOR CHOOSES NOT TO SUBMIT SHOP DRAWINGS.
8. TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.
9. ALL BOLT HOLES SHALL BE STANDARD SIZE BOLT HOLES PER AISC 360, UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE SHOP DRILLED OR SUB-PUNCHED AND REAMED. BURNING OF HOLES IS NOT PERMITTED. WHERE SLOTTED OR OVERSIZE HOLES ARE SPECIFIED ON THE DRAWINGS, EXTRA-THICK ASTM F436 PLATE WASHERS SHALL BE USED (3/16" MINIMUM THICKNESS) WITH A DIAMETER SUITABLE TO COVER THE EXTENTS OF THE SLOT OR HOLE. BOLTS SHALL BE HEAVY-HEX WHERE AVAILABLE IN THE SIZE AND GRADE SPECIFIED, OTHERWISE BOLTS SHALL BE HEX HEAD CAP SCREWS.
10. ALL STEEL HARDWARE, INCLUDING ADHESIVE OR EMBEDDED ANCHOR BOLTS AND THEIR ACCESSORIES, SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 (EXCEPT BOLTS SMALLER THAN 1/2" SHALL CONFORM TO FE/ZN 3 AT PER ASTM F1941 WHERE HOT-DIP GALVANIZED BOLTS ARE NOT AVAILABLE). ALL STEEL MEMBERS, INCLUDING WELDMENTS, SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123. REPAIR DAMAGE TO GALVANIZED COATINGS USING ASTM A780 PROCEDURES WITH A ZINC RICH PAINT (SUCH AS ZINC GALVILITE) FOR GALVANIZING DAMAGED BY HANDLING, TRANSPORTING, CUTTING, WELDING, OR BOLTING. DO NOT HEAT SURFACES TO WHICH REPAIR PAINT HAS BEEN APPLIED. CALL OUT HOLES REQUIRED FOR HOT-DIP GALVANIZING ON SHOP DRAWINGS.
11. MEMBERS SHALL BE SHOP-FABRICATED AND WELDED TO THE EXTENT PRACTICABLE IN ORDER TO REDUCE FIELD INSTALLATION COSTS.

BOLTS	
1.	ALL CONNECTIONS OF STRUCTURAL STEEL MEMBERS SHALL BE MADE USING SPECIFIED GALVANIZED HIGH STRENGTH ASTM A325 OR A490 BOLTS WITH THREADS EXCLUDED FROM SHEAR PLANE.
2.	FASTENERS SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES, WITH BOLT HEADS FACING DOWN WHERE APPLICABLE.
3.	ALL BOLTS AT EVERY CONNECTION SHALL BE INSTALLED SNUG-TIGHT UNTIL THE SECTION IS FULLY COMPACTED AND ALL PLIES ARE JOINED, AND THEN TIGHTENED FURTHER BY AISC - "TURN OF THE NUT" METHOD. TIGHTENING SHALL PROGRESS SYSTEMATICALLY.
4.	BOLT LENGTHS UP TO AND INCLUDING 4 DIAMETERS SHALL BE TENSIONED 1/3 TURN BEYOND SNUG-TIGHT. BOLT LENGTHS OVER 4 DIAMETERS SHALL BE 1½ TURNS BEYOND SNUG-TIGHT.
5.	ALL BOLTED CONNECTIONS SHALL USE LOCK WASHERS.



CONCRETE ROOF DECK

CONTRACTOR TO X-RAY CONCRETE DECK TO LOCATE
SLAB REINFORCEMENT. LOCATE POST IN FIELD TO AVOID
DISTURBING REINFORCEMENT. COORDINATE INSTALLATION
WITH FACILITIES MANAGER & VERIZON.

(2) TOTAL ANGLES PER MOUNT FRAME
INSTALLED CLOSE TO EXISTING
FIBERGLASS POST

EXISTING
FIBERGLASS
SCREEN WALL POST

L4x4x $\frac{1}{4}$ RAIL W/ $\frac{5}{8}$ "Ø U-BOLT
(2) TOTAL PER FRAME

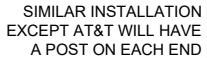
PIPE 2.5X-STR (2⁷/₈"O.D.
SCHEDULE 80) POST x 5'-6"± TALL
VERIFY IN FIELD

(4) $\frac{5}{8}$ " $\varnothing$ x 3.125" MIN. EMBED HILTI H.A.S. THREADED ROD ANCHORS W/ HILTI HIT-RE500 V3 (ESR#3814) EPOXY. HOLE DRILLING, CLEANING/PREPARATION, EPOXY AND ANCHOR INSTALLATION AS PER MANUFACTURER'S RECOMMENDATIONS.

— R 3/4" —

CONCRETE ROOF DECK

CONTRACTOR TO X-RAY CONCRETE DECK TO LOCATE
SLAB REINFORCEMENT. LOCATE POST IN FIELD TO AVOID
DISTURBING REINFORCEMENT. COORDINATE INSTALLATION
WITH FACILITIES MANAGER & VERIZON.



AT&T INSTALLATION WILL
HAVE PROPOSED ANGLE
ATTACHMENT TO
SCREEN WALL

N.T.S.

SHEET NUMBER:

A-4.1

AT&T RRH MOUNTING PLATE

UNISTRUT MOUNTING BRACKET P/N P3000HS WITH P1012S CHANNEL NUTS OR EQUIVALENT (TYP)

BOLT UNISTRUT TO WALL AT 2'-0" O.C. SPACING (SEE NOTES)

NOTES:

1. CONCRETE
ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
SIZE: Ø = 3/8"
EMBEDMENT: 1 3/4"
SPACING: S = 24" (MAX)
* IF THE WALL THICKNESS IS LESS THAN 2", THE 1/2"Ø A325 BOLT SHALL BE USED TO GO THROUGH THE WALL WITH A 3/8" BACK PLATE INSIDE OF THE WALL.

2. FULLY-GROUTED CMU WALL
ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
SIZE: Ø = 3/8"
EMBEDMENT: 1 3/4"
SPACING: ONE (1) ANCHOR PER CELL (MAX) AND 8" (MIN)

3. SOLID BRICK WALL
ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
SIZE: Ø = 3/8"
EMBEDMENT: 2"
SPACING: S = 24" (MAX)

4. HOLLOW, UNGROUTED CMU WALL & BRICK WALL WITH HOLES
ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
SIZE: Ø = 3/8"
EMBEDMENT: THROUGH FACE OF HOLLOW BASE ≥ 6" (MIN)
SPACING: S = (2) COMPLETE BRICKS IN ANY DIRECTION
(1) ANCHOR PER BLOCK CELL (CMU)

5. STEEL
BOLT: A325
BOLT SIZE: Ø = 1/2"
BOLT HOLE SIZE: Ø = 9/16"

6. IF THE WALL MATERIAL IS DIFFERENT FROM ABOVE, CONTRACTOR SHALL INFORM DESIGN ENGINEER IMMEDIATELY.

7. ALL HARDWARE AND PARTS SHALL BE HOT-DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.

8. ALL BOLT HOLES SHALL BE 7/16"Ø UNLESS NOTED OTHERWISE.

9. THE MAX LOAD BETWEEN ANCHORS SHALL BE LESS THAN 400 POUNDS.

ANDREW SBNHH-1D65A

DIMENSION (H x W x D) 55" x 11.9" x 7.1"
WEIGHT 40.9 lbs

COMMSCOPE NNHH-65A-R4

DIMENSION (H x W x D) 55.1" x 19.6" x 7.8"
WEIGHT 68.3 lbs

ALCATEL-LUCENT B25 RRH4X30 (4-WAY RECEIVE)

DIMENSION (H x W x D) 21.2" x 12.0" x 7.2"
WEIGHT 53 lbs

ALCATEL-LUCENT RRH4x25-WCS-4R (4-WAY RECEIVE)

DIMENSION (H x W x D) 31.5" x 11.8" x 8.7"
WEIGHT 70 lbs

1

2

3

4

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8

9

10

11

ITEM NO.

DESCRIPTION

QTY.

1

Front Clamp

2

2

Back Clamp

2

3

Angle, RRU Mount

4

4

Nut, spring 1/2" Zinc (long spring)

4

5

1/2" x 1 1/4" Hex Bolt, SST

8

6

1/2" Lock Washer, SST

8

7

Threaded rod stud, 1/2" x 12" HDG

4

8

Flat washer, hardened, 1/2", SAE, HDG

4

9

Nut, hex heavy 1/2" HDG A325

8

10

Lockwasher, 1/2" HDG

8

11

Flat Washer, SST

8

ROSENBERGER

Rosenberger Site Solutions, LLC

UNIVERSAL RRU MOUNT

SIZE: B

DWG. NO.: D215RRU

REV: 1

SCALE: 1:3

UNFINISHED WBS HT: 5.00

SHEET 1 of 1

NOTES:

Fits Round Legs: 1/2" to 5"

60 deg Angle Legs: 1" to 5"

90 deg Angle Legs: 1" to 3.5"

NOKIA

AHFIB Dimensions

Product name	AirScale Dual RRH 4TAR B25/66 320W AHFIB - 474216A
Supported frequency bands	3GPP Band 25 and Band 66
Frequencies	Band 25: DL 1930-1995MHz, UL 1850-1915MHz Band 66: DL 2110-2200MHz, UL 1710-1780MHz
Number of TX/RX ports	4
Instantaneous Bandwidth (BW)	Band 25: 65MHz, Band 66: 70MHz UL/90MHz DL
Occupied Bandwidth (OBW)	Band 25: 65MHz, Band 66: 80MHz
Output power	Band 25: 4x40W, Band 66: 4x40W
Dimensions (mm) height x width x depth	730x290x240 (overall not to exceed with cover and bracket)
Weight (kg)	<40 (overall not-to-exceed with cover and bracket)
Supply Voltage / Voltage Range	DC-48V / -36V to -60V
Typical Power Consumption	525W (ETSI 24h Avg - 4x20W per band, 40W per TX port)
Antenna ports	4xSMA, 4.3-10x
Optical ports	2xCPRI 9.8 Gbps
ALD control interfaces	AISG3.0 from AHT1, 2, 3, 4 and RET (Power supply AHT1 and AHT3)
Other interfaces	External alarm INCR-26 serial connector (4 inputs) DC circular power connector
Operational temperature range	-40°C to 55°C (with no solar load)
Ingress protection class	IP65
Installation options	Pole or wall, vertical or horizontal book mount
Surge protection	Class II S&A

RAYCAP DC6 DC/FIBER DISTRIBUTION BOX

DIMENSION (H x W x D) 24" x 11" x 11"
WEIGHT 32.8 lbs

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TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
EQUIPMENT
DETAILS
SHEET NUMBER:
R-1

74 of 121

DIMENSIONS - OUTDOO.

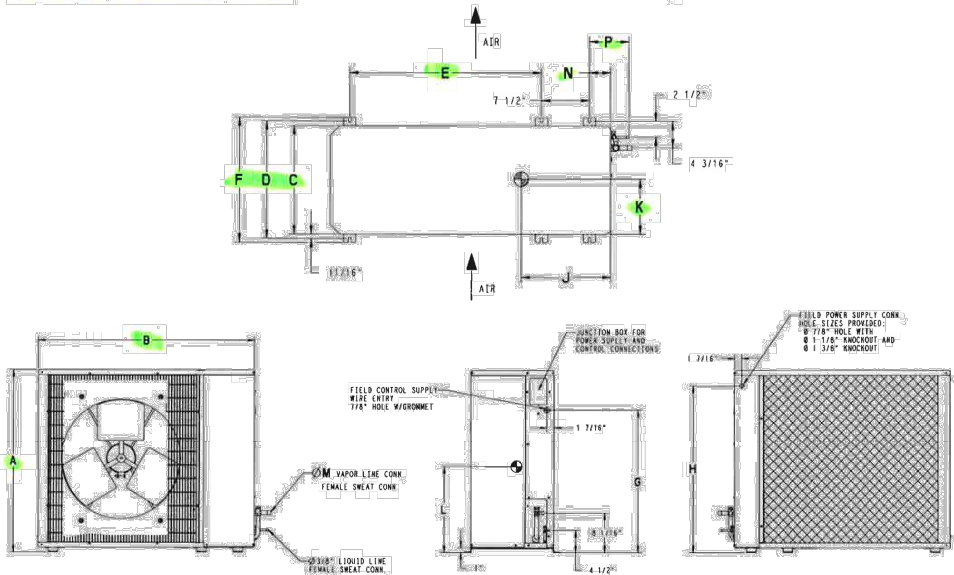


Fig. 4 - Outdoor Unit Dimensions

Table 4-Dimensions Indoor

DIMENSIONS in (mm)															OPERATING WEIGHT lbs (kg)
UNIT	A	B	C	D	E	F	G	H	J	K	L	M	N	P	
Cooling Only	18	31.1 (791)	36.9 (938)	14.6 (370)	16 (406)	23.4 (595)	17.2 (437)	23.1 (587)	13 (330)	6.6 (168)	11.3 (286)	0.6 (16)	2.9 (73)	5.8 (148)	146 (66)
	24	31.1 (791)	36.9 (938)	14.6 (370)	16 (406)	23.4 (595)	17.2 (437)	23.1 (587)	14 (356)	6.8 (171)	11.6 (295)	0.8 (19)	2.9 (73)	5.8 (148)	148 (67)
	30	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	13.7 (348)	8.1 (206)	15.9 (403)	0.8 (19)	3.4 (86)	6.4 (162)	183 (83)
	36	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	13.7 (348)	8.1 (206)	15.9 (403)	0.9 (22)	3.4 (86)	6.4 (162)	184 (83)
	48	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	13.7 (348)	8.1 (206)	15.9 (403)	0.9 (22)	3.4 (86)	6.4 (162)	213 (97)
	60	43.1 (1095)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	35.1 (892)	14.5 (368)	8.5 (216)	18.9 (479)	0.9 (22)	3.4 (86)	6.4 (162)	245 (111)
Heat Pump	30	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	13.7 (348)	8.1 (206)	15.9 (403)	0.8 (19)	3.4 (86)	5.5 (140)	196 (89)
	36	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	13.7 (348)	8.1 (206)	15.9 (403)	0.9 (22)	3.4 (86)	5.5 (140)	197 (89)
	48	43.1 (1095)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	35.1 (892)	14.5 (368)	8.5 (216)	18.9 (479)	0.9 (22)	3.4 (86)	5.5 (140)	246 (112)

NOTE: Dimensions shown in feet-inches. Dimensions in () are millimeters.

DIMENSIONS - INDOOR

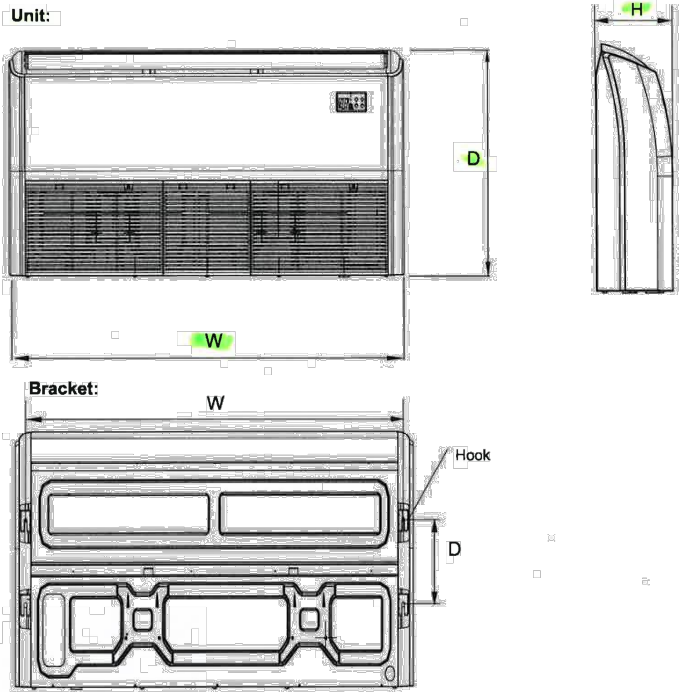


Fig. 3 - 40MKCB**F, 40MKQB**F Unit and Bracket Dimensions

Table 3-Dimensions Indoor

INDOOR UNIT SIZE BTU/Hr	HEIGHT (H) in (mm)	WIDTH (W) in (mm)	DEPTH (D) in (mm)	OPERATING WEIGHT lb (kg)
AC				
18K	9.3 (235)	42.0 (1068)	26.6 (675)	59.7 (27.1)
24K - 34K	9.3 (235)	65.0 (1650)	26.6 (675)	91.9 (41.7)
48K - 54K	9.3 (235)	65.0 (1650)	26.6 (675)	98.8 (44.8)
HP				
30K - 48K	9.3 (235)	65.0 (1650)	26.6 (675)	98.8 (44.8)
Bracket				
18K AC		38.7 (983)	8.7 (220)	
24K - 54K AC/HP		61.6 (1565)	8.7 (220)	

Table 9 - 25HHA4/224ANS Electrical Data

UNIT SIZE -- voltage,series	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE** or CKT BRK AMPS
		MAX	MIN	LRA	RLA	FLA		
30--3				64	12.8	1.2	17.2	30
36--3	208/230/1	253	197	77	14.2	1.2	19	30
48--3				117	21.8	1.45	28.8	50
36--5				71	9.3	1.2	12.8	20
48--5	208/230/3	253	197	83.1	13.7	1.45	18.6	30
36--6				38	5.6	0.8	7.6	15
48--6	480/3	506	414	41	6.2	0.8	8.6	15

Table 10 - 40MKCB**F Electrical Data

INDOOR UNIT SIZE BTU/Hr	V-Ph-Hz	VOLTAGE RANGE		FAN	POWER	
		Min (V)	Max (V)	FLA (A)	Min Ckt Amp (A)	Max Fuse CB Amp (A)
18K	208-230-1-60	187	253	0.71	1	15
24K - 34K	208-230-1-60	187	253	0.7 x 2	3	15
54K	208-230-1-60	187	253	0.95 x 2	3	15

Table 11 - 40MKQB**F Electrical Data

INDOOR UNIT SIZE BTU/Hr	V-Ph-Hz	VOLTAGE RANGE		FAN	POWER	
		Min (V)	Max (V)	FLA (A)	Min Ckt Amp (A)	Max Fuse CB Amp (A)
30K - 48K	208-230-1-60	187	253	0.95 x 2	3	15

LEGEND
FLA - Full Load Amps
HACR - Heating, Air Conditioning, Refrigeration
LRA - Locked Rotor Amps
NEC - National Electrical Code
RLA - Rated Load Amps (compressor)
*Permissible limits of the voltage range at which the unit will operate satisfactorily
**Time-Delay Fuse
Complies with 2007 requirements of ASHRAE Standards 90.1

Fig. 6 - Outdoor Unit Clearance

UNIT	Table 5-Outdoor Clearances	
	COIL FACING WALL - in.(mm)	FAN FACING WALL - in. (mm)
A	24 (610)	24 (610)
B	24 (610)	24 (610)
C	20 (508)	6 (152)
D	6 (152)	8 (203)
E	6 (152)	20 (508)

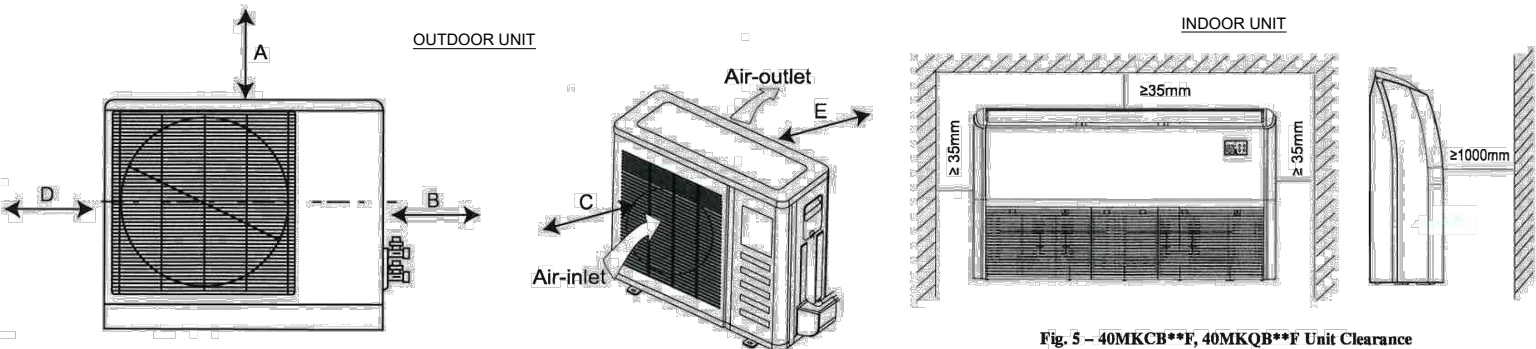


Fig. 5 - 40MKCB**F, 40MKQB**F Unit Clearance



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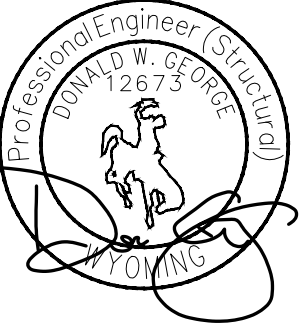


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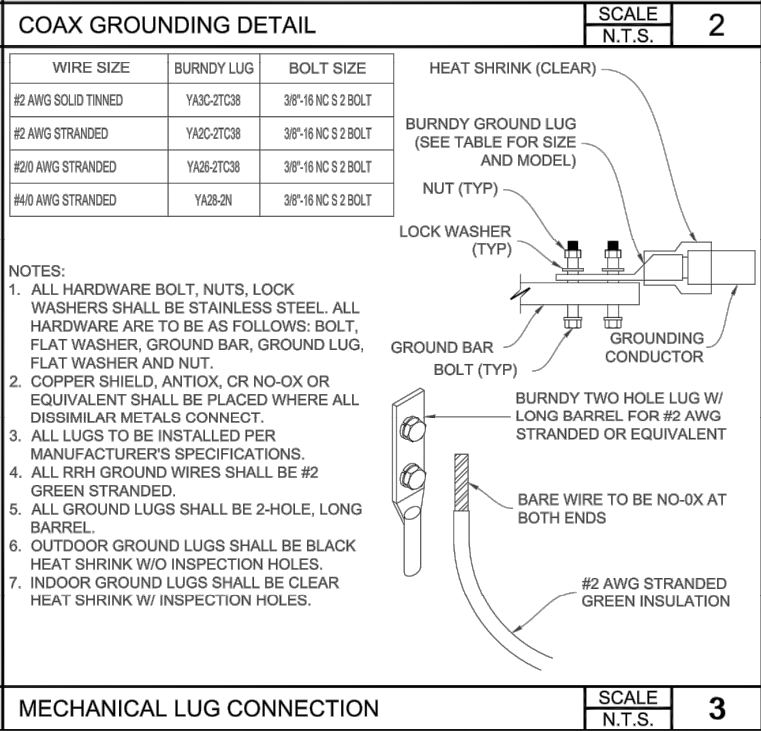
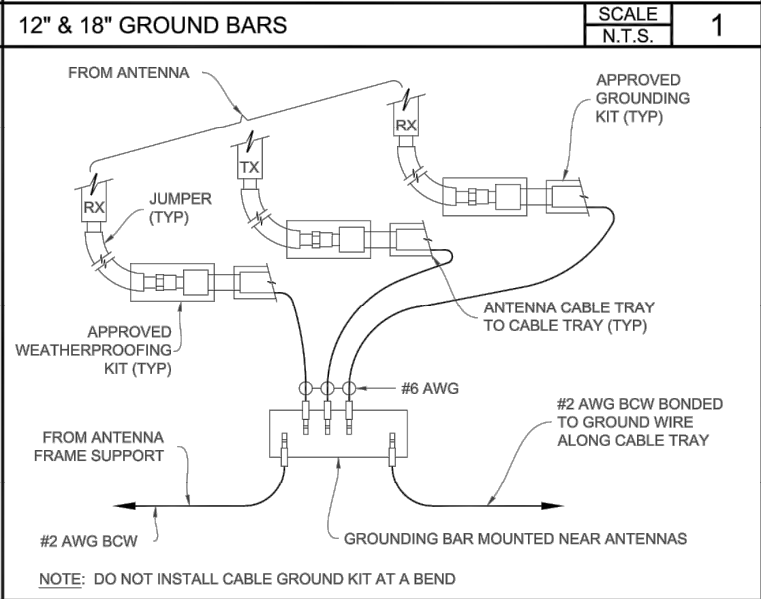
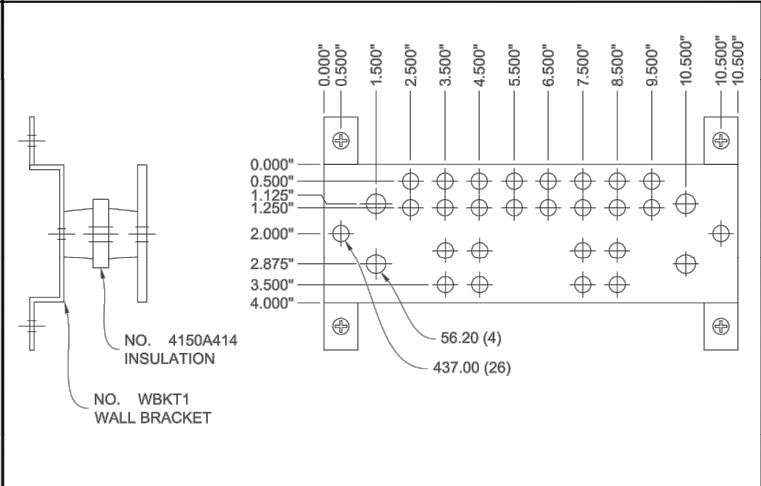
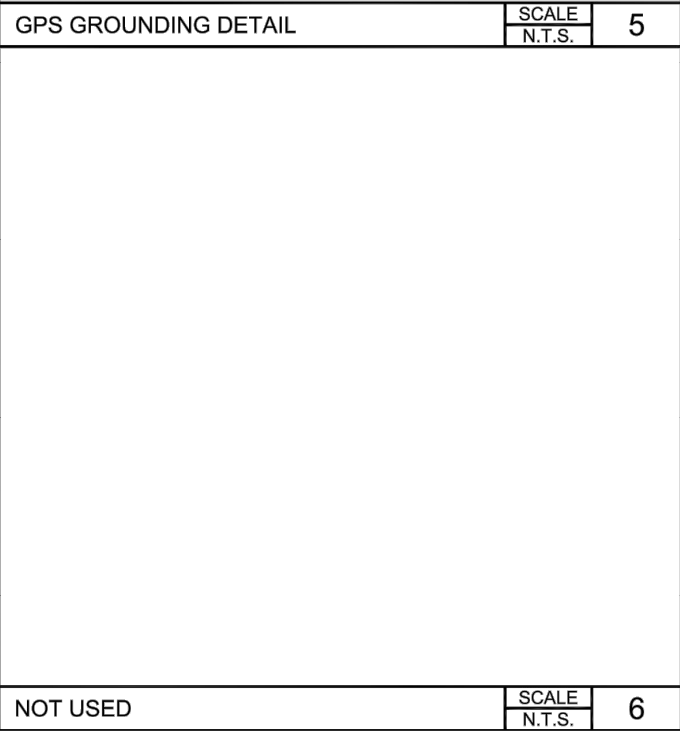
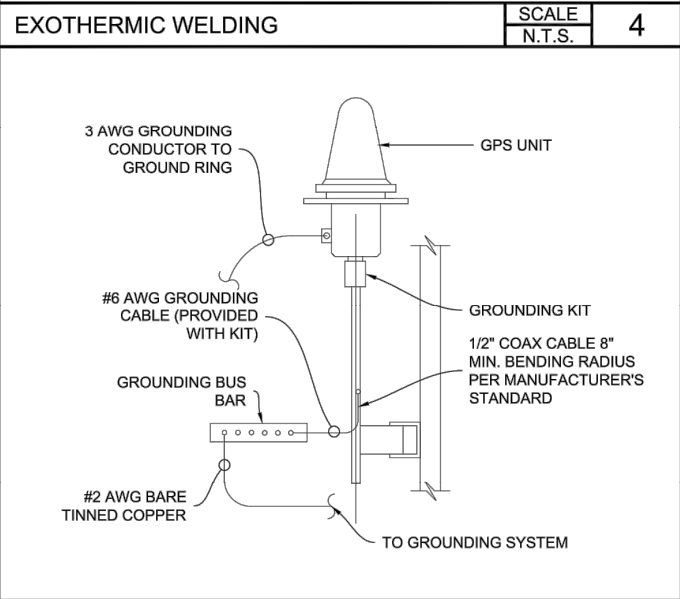
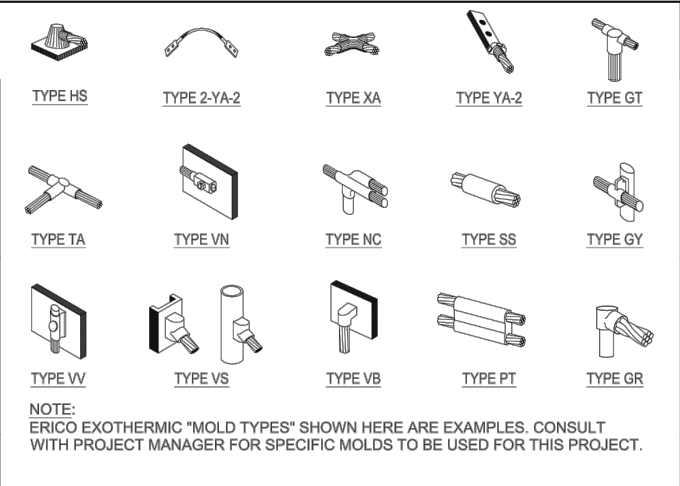
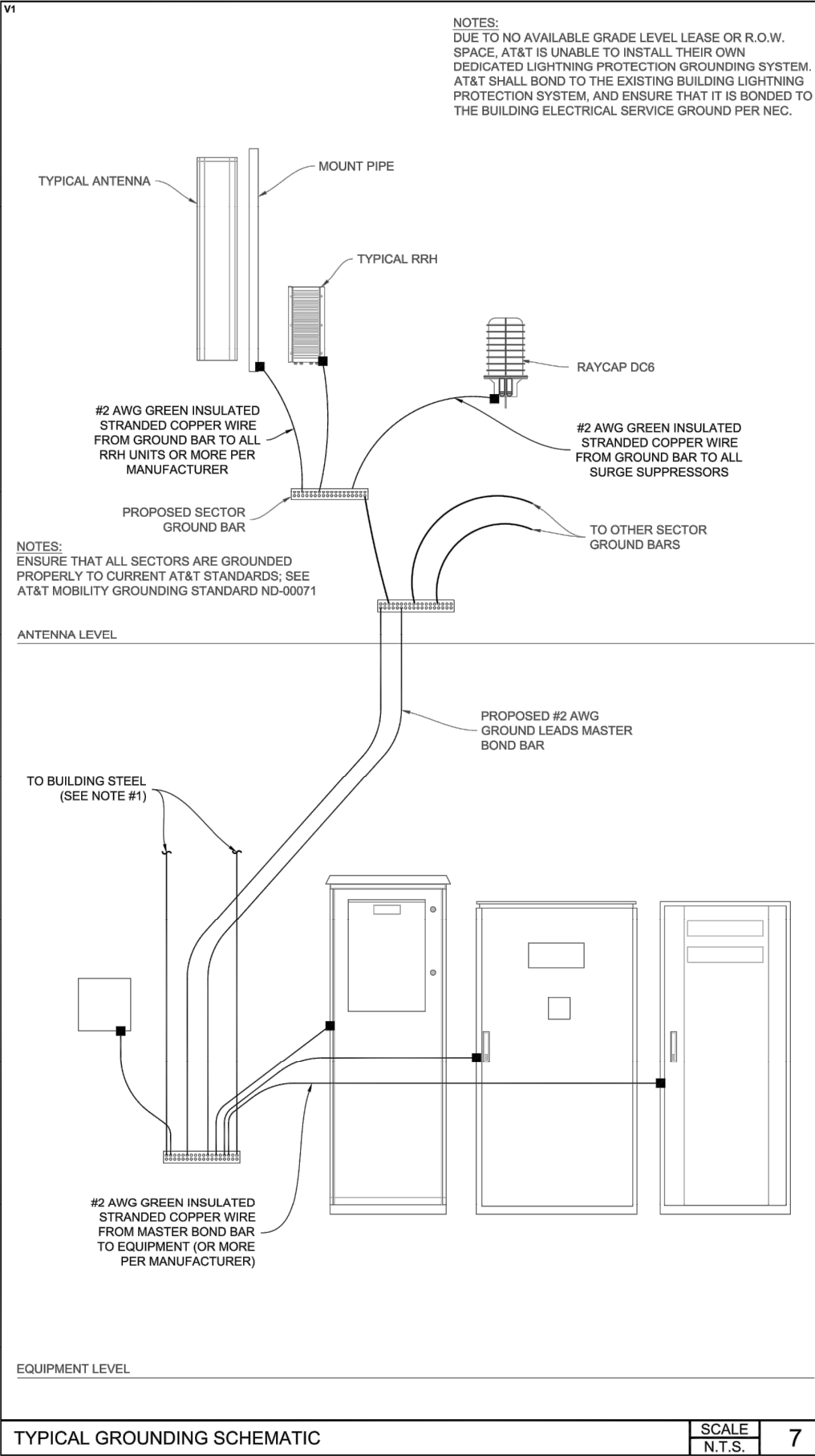


SITE INFORMATION:
TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
HVAC DETAILS

SHEET NUMBER:
R-2



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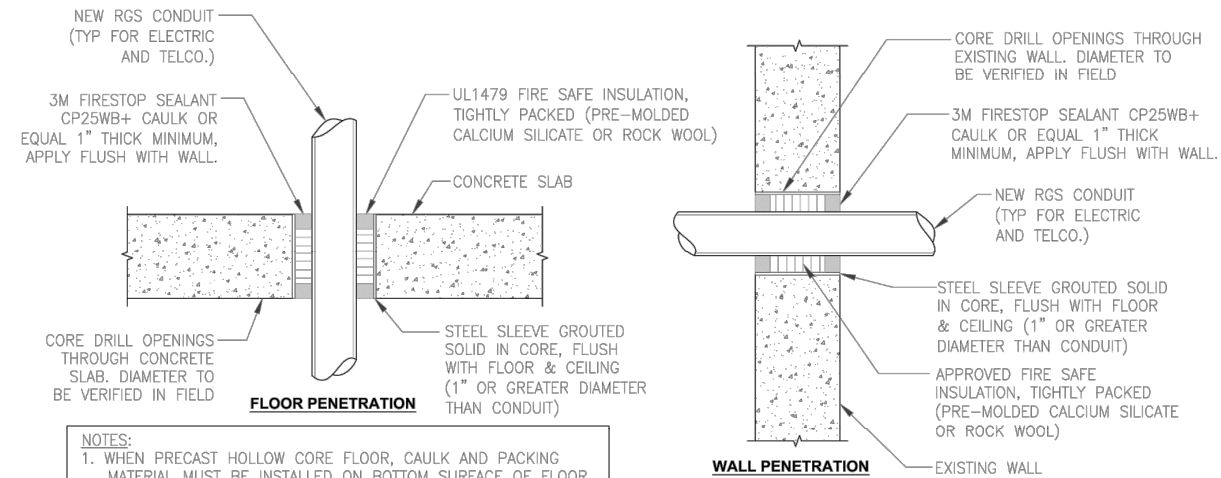
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GROUNDING
DETAILS

SHEET NUMBER:

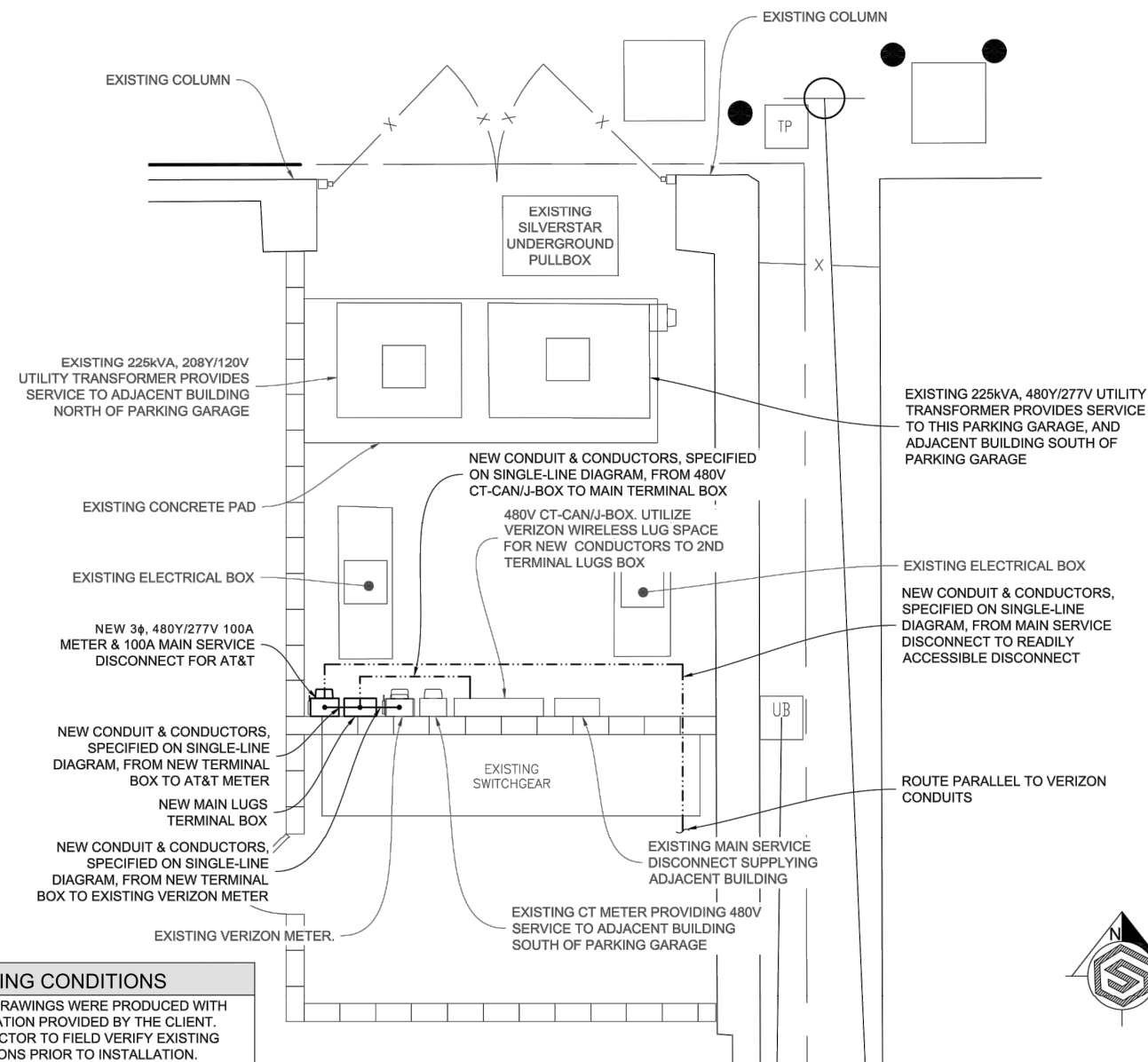
G-1



NOTES:

1. WHEN PRECAST HOLLOW CORE FLOOR, CAULK AND PACKING MATERIAL MUST BE INSTALLED ON BOTTOM SURFACE OF FLOOR.
2. FIRE-STOP SYSTEM SHALL COMPLY WITH UL SYSTEM #C-AJ-8055: F-RATING: 2 HRS., T-RATING: 2 HRS.

PENETRATION DETAIL



EXISTING CONDITIONS

THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION.

PROPOSED CHANGES TO EXISTING UTILITY ROOM

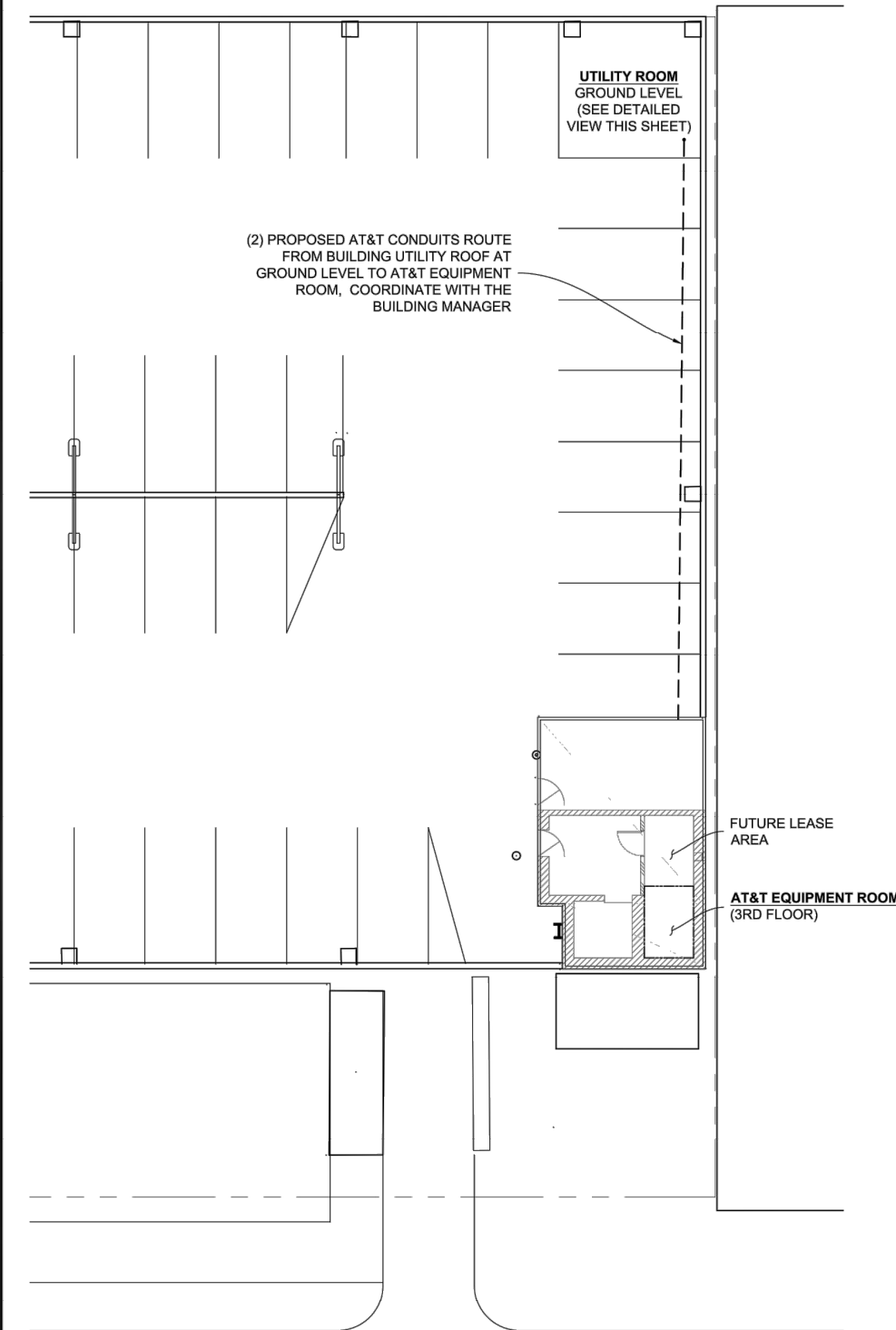
SCALE: 1/4" = 1'-0" (11x17)
SCALE: 1/2" = 1'-0" (24x36)

2

UTILITY ROUTING

N.T.S.

1



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SHEET TITLE:
**UTILITY ROUTING
PLAN**

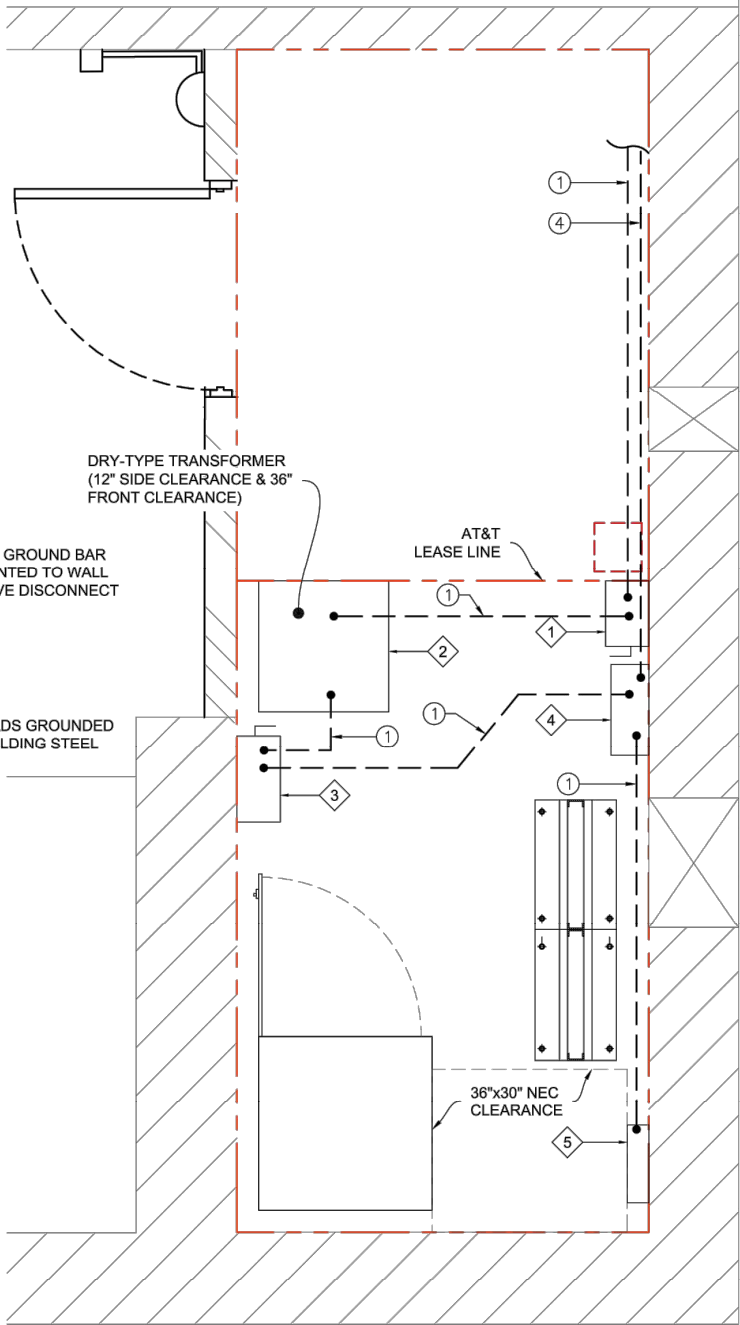
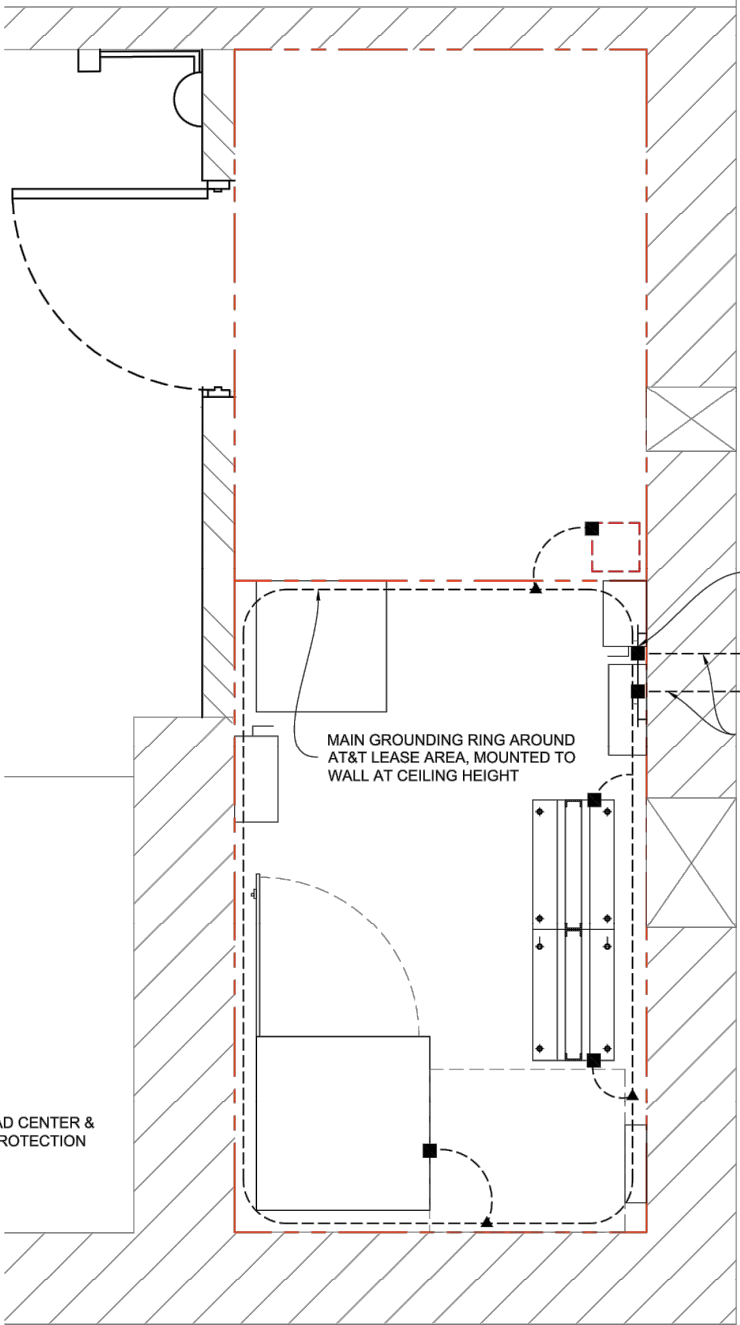
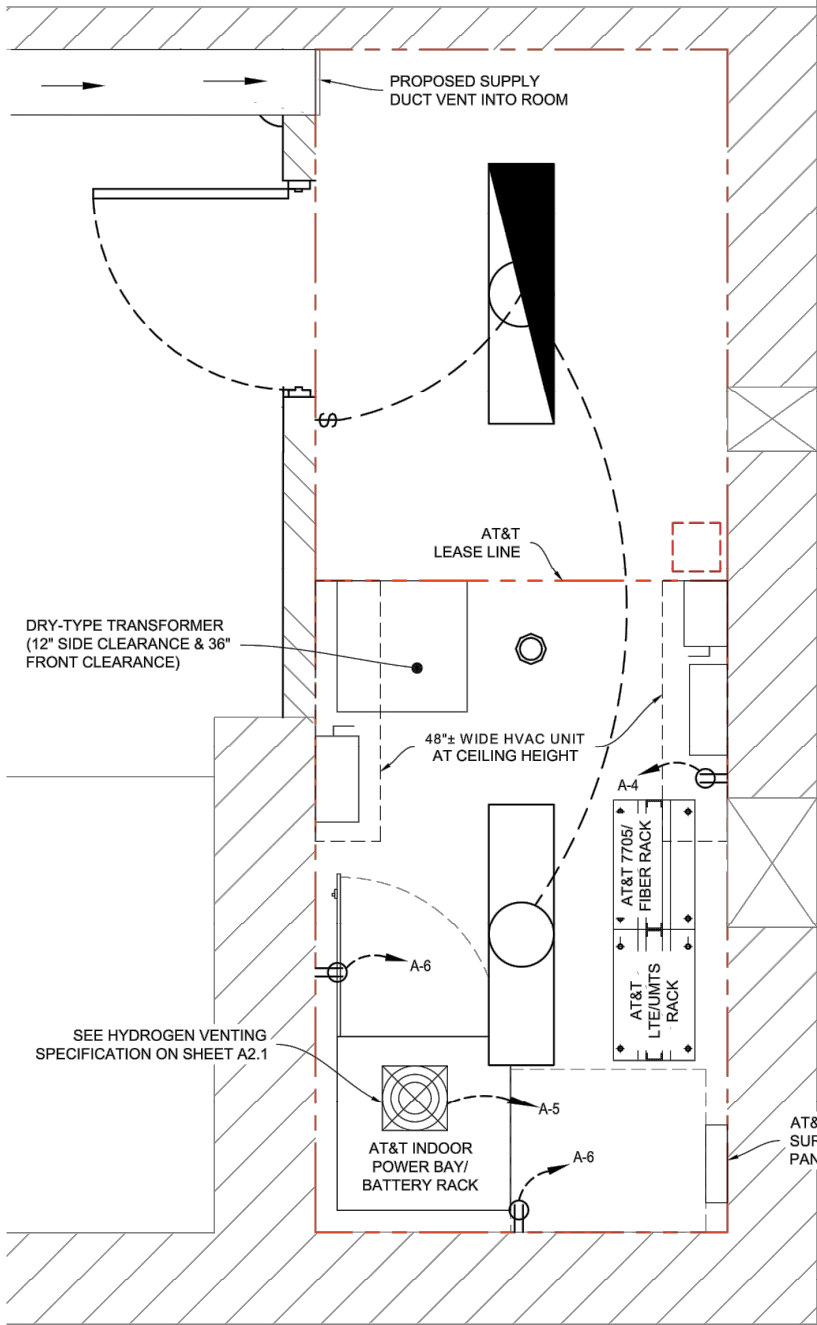
SHEET NUMBER:

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GENERAL ELECTRICAL NOTES	
	DUPLEX RECEPTACLE, 20A NEMA 5-20R, 18" A.F.F. UNLESS NOTED OTHERWISE. GFCI RATED. CONDUCTORS TO BE INSTALLED IN 3/4"Ø CONDUIT.
	SINGLE POLE, SINGLE THROW, 20A ROCKER LIGHT FIXTURE.
	PHOTOELECTRIC SMOKE DETECTOR.
	4' FIXTURE, W/ONE 32W T-8 LAMP & HIGH EFFICIENCY ELECTRONIC BALLAST
	4' FIXTURE, W/ONE 32W T-8 LAMP. FIXTURE SHALL INCLUDE AN INTERNAL BATTERY BACKUP TO PROVIDE 90 MINUTE MINIMUM BACKUP FOR POWER TO FIXTURE.

LEGEND	
	CADWELD CONNECTION (EXOTHERMIC WELD)
	MECHANICAL CONNECTION
	5/8"Øx10' COPPER CLAD STEEL GROUND ROD
	#2 SOLID, TINNED BARE COPPER
#6 Green Stranded Copper symbol"/>	#6 GREEN STRANDED INSULATED COPPER

KEYED COMPONENT NOTES:	
	NEW 480V 100A READILY ACCESSIBLE DISCONNECT CIRCUIT BREAKER, SPECIFIED ON SINGLE-LINE DIAGRAM
	NEW 1Ø 50KVA DRY TYPE TRANSFORMER, SPECIFIED ON SINGLE-LINE DIAGRAM
	NEW 240V, 200A SECONDARY DISCONNECT SPECIFIED ON SINGLE-LINE DIAGRAM
	NEW 1Ø 120/240V, 200A MANUAL TRANSFER SWITCH
	200A, 42 POSITION DISTRIBUTION PANEL
KEYED CONDUIT NOTES:	
	CONDUIT & CONDUCTORS SPECIFIED ON SINGLE-LINE DIAGRAM



EQUIPMENT ROOM POWER & LIGHTING PLAN

SCALE: 3/4" = 1'-0" (24x36)
SCALE: 3/8" = 1'-0" (11x17)

1



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EQUIPMENT
ROOM POWER &
LIGHTING PLAN

SHEET NUMBER:

E-2

KEYED COMPONENT NOTES:

1	EXISTING 225kVA, 480Y/277V UTILITY TRANSFORMER.
2	EXISTING 480V CT-CAN / J-BOX. SEE NOTE #4
3	NEW 3φ 480/277V 100A METER (ACCEPTABLE TO POWER COMPANY)
4	NEW 3φ 480V 100A CIRCUIT BREAKER, SQUARE D FHL36100 INSTALLED IN SUITABLE ENCLOSURE.
5	NEW 1φ 50kVA DRY TYPE TRANSFORMER, 480V:120/240V SQUARE D EE50S3H OR EQUIVALENT. IMPEDANCE = 5.7%
6	NEW 1φ 120/240V, 200A CIRCUIT BREAKER. SQUARE D QBL22200, RATED 10 KAIC
7	NEW 1φ 120/240V, 200A MANUAL TRANSFER SWITCH
8	NEW 200A, 42 POSITION DISTRIBUTION PANEL
9	NEW 200A, 600VAC APPLETON GENERATOR PLUG. GENERATOR PLUG NEUTRAL IS TO BE SOLIDLY CONNECTED THROUGH MANUAL TRANSFER SWITCH TO SERVICE NEUTRAL. MODEL #AR20034-200-RS OR EQUIVALENT.
10	NEW MAIN LUGS TERMINAL BOX. SEE NOTE #4.
11	NEW 480V 100A CIRCUIT BREAKER, SQUARE D FAL24100 INSTALLED IN SUITABLE ENCLOSURE.

KEYED CONDUIT NOTES:

1	2" C MINIMUM, (4) #3/0 THWN COPPER
2	1½" C MINIMUM, (4) #2 THWN COPPER, (1) #2 COPPER GROUND
3	1" C MINIMUM, (2) #2 THWN COPPER, (1) #2 COPPER GROUND. CONDUIT ROUTING TO BE COORDINATED BY CONTRACTOR WITH BUILDING MANAGEMENT.
4	2" C MINIMUM, (3) 3/0 THWN COPPER, (1) #2 COPPER GROUND.
5	#2 B.C. IN 3/4"Ø SCH 80 PVC TO EXISTING BUILDING SERVICE GROUND.
6	REMOVE EXISTING CONDUIT & CONDUCTORS

LEGEND:

✕	INDICATES CALCULATED FAULT POINT W/AIC AMPS.
---	--

FAULT SUMMARY FOR COMM SITE:

FAULT CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:

1	225kVA, 480Y/277V UTILITY TRANSFORMER WITH 1.2% IMPEDANCE
2	PARALLEL 4/0 ALUMINUM FROM TRANSFORMER TO CT-CAN/J-BOX
3	MINIMUM ONE-WAY CONDUCTOR LENGTH OF 18 FEET FROM TRANSFORMER TO CT-CAN/J-BOX.
4	500kCMIL COPPER FROM EXISTING CT CAN / J-BOX TO NEW TERMINAL BOX.
5	MINIMUM ONE-WAY CONDUCTOR LENGTH OF 3 FEET FROM CT CAN/J-BOX TO NEW TERMINAL BOX
6	NEW METER MOUNTED IMMEDIATELY ADJACENT TO TERMINAL BOX.
7	NEW MAIN SERVICE DISCONNECT MOUNTED IMMEDIATELY ADJACENT TO METER.
8	#2 THWN COPPER CONDUCTORS FROM MAIN SERVICE DISCONNECT TO READILY ACCESSIBLE DISCONNECT.
9	MINIMUM ONE-WAY LENGTH OF 125 FEET FROM MAIN SERVICE DISCONNECT TO READILY ACCESSIBLE DISCONNECT.
10	#2 COPPER IN STEEL CONDUIT FROM READILY ACCESSIBLE DISCONNECT TO DRY-TYPE TRANSFORMER.
11	MINIMUM ONE-WAY CONDUCTOR LENGTH OF 15 FEET FROM READILY ACCESSIBLE DISCONNECT TO DRY-TYPE TRANSFORMER.

IF FIELD CONDITIONS RESULT IN THE TRANSFORMER OR CONDUCTORS BEING LARGER THAN STATED ABOVE, OR THE CONDUCTORS BEING SHORTER, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO REVISE THE FAULT CALCULATIONS.

UTILITY TRANSFORMER SCA_{3φ} = 22.6kA

CT CAN / J-BOX SCA_{3φ} = 21.3kA

NEW AT&T METER SCA_{3φ} = 21.0kA

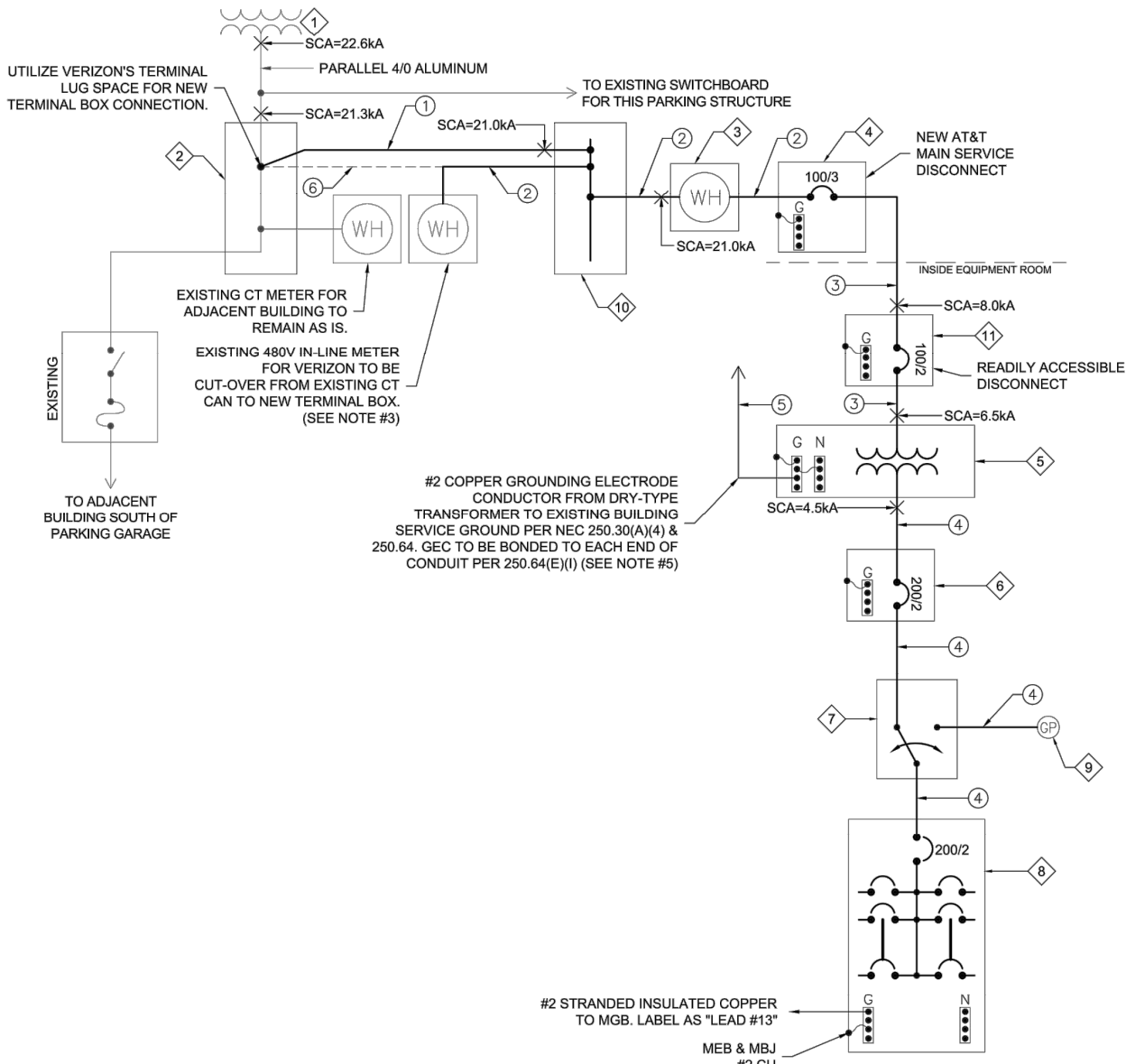
READILY ACCESSIBLE DISCONNECT SCA_{L-G} = 8.0kA

DRY TYPE TRANSFORMER SECONDARY TERMINALS_{L-L} = 2.9kA

DRY TYPE TRANSFORMER SECONDARY TERMINALS_{L-N} = 4.5kA

NOTES:

- ALL CONDUIT NOT SPECIFIED OTHERWISE SHALL BE SCH. 40 PVC BELOW GRADE, IMC ABOVE. EMT ACCEPTABLE INDOORS IN AREAS ACCESSIBLE ONLY TO AT&T AUTHORIZED PERSONNEL.
- CONTRACTOR TO ENSURE THAT EXISTING BUILDING ELECTRICAL SERVICE IS PROPERLY GROUNDED PER NEC. EXISTING BUILDING SERVICE GROUND WILL SERVE AS AT&T SERVICE GROUND AND AS GROUND FOR AT&T TRANSFORMER.
- CONTRACTOR TO COORDINATE WITH VERIZON AND ANY OTHER PARTIES WHO WILL INCUR A POWER OUTAGE RELATED TO THIS PROJECT, TO MINIMIZE OUTAGE TIME AND IMPACT ON THEIR OPERATIONS.
- CONTRACTOR HAS PREVIOUSLY VERIFIED THE ADEQUACY OF THE EXISTING CT CAN TO ACCEPT CONNECTIONS TO SUPPLY THE NEW TERMINAL BOX AND RECEIVED POWER COMPANY APPROVAL TO INSTALL THE TERMINAL BOX ON THE SUPPLY SIDE OF VERIZON AND AT&T METERS.
- CONTRACTOR TO INSTALL GROUNDING ELECTRODE CONDUCTOR FROM THIS SEPARATELY DERIVED SYSTEM TO THE EXISTING BUILDING SERVICE GROUND BY THE MOST EXPEDIENT ROUTE AVAILABLE, COORDINATED WITH BUILDING MANAGEMENT, TO MEET ALL REQUIREMENT OF NEC 250.30(A)(4) AND 250.64



SINGLE-LINE DIAGRAM & PANEL SCHEDULE

N.T.S.

1



GENERAL DYNAMICS
Information Technology



GEOSTRUCTURAL

PO BOX 2621, BOISE, ID 83701
P: 530.539.4787
E: CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS

REV	DATE	DESCRIPTION	INT
3	04/16/19	ELECTRICAL DESIGN ADDED	JCM
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
A	09/19/18	ISSUED FOR REVIEW	GGD

CHECKED BY:

GGD

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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

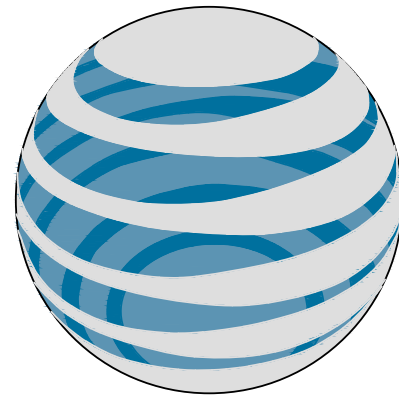
160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

SINGLE-LINE &
SCHEDULE

SHEET NUMBER:

E-3



at&t

IDL04511 RELO
TOWN OF JACKSON PARKING GARAGE
FA#: 14284658

56.5' ROOFTOP

PTN# 3770A0FQYD
NEW SITE BUILD

SITE INFORMATION

SITE ADDRESS:

160 S MILLWARD STREET
JACKSON, WY 83001

COUNTY:

TETON

COORDINATES:

43.4776580° / -110.7642330° (FOR NAVIGATION ONLY)

PROPERTY LANDLORD
OR OWNER:

TOWN OF JACKSON

JURISDICTION:

TOWN OF JACKSON

OCCUPANCY GROUP

UNMANNED

CONSTRUCTION TYPE

II-B

POWER COMPANY:

LOWER VALLEY ENERGY

TELCO COMPANY:

CENTURY LINK

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN
HABITATION

CONTACT INFORMATION

APPLICANT:

AT&T
4393 RIVERBOAT ROAD, SUITE 400
TAYLORSVILLE, UTAH 84123

PHONE: 801.458.8888
CONTACT: BYRON BOSSHARDT

PROJECT MANAGER:

GENERAL DYNAMICS WIRELESS SERVICES, LLC.
1152 W. 2400 S., SUITE C
SALT LAKE CITY, UT 84119

PHONE: 801.201.0566
CONTACT: ROCKY MATTISON

ARCHITECTURE &
ENGINEERING:

GEOSTRUCTURAL, LLC.
PO BOX 2621
BOISE, ID 83701

PHONE: 530.539.4787
CONTACT: DON GEORGE

VICINITY MAP

DRIVING DIRECTIONS

From Jackson Airport:
Turn right at the 1st cross street onto US-191 S/US-26 W/US-89 S (8.8 mi)
Turn right onto W Broadway (0.1 mi)
Turn left onto S Milward St (0.1 mi)
Enter parking garage and go to the top level
Site is in the elevator room door on right

APPROVALS

RF MANAGER

CONSTRUCTION
MANAGER

SITE ACQ.
MANAGER

PROPERTY
OWNER

OPERATIONS
MANAGER

SCOPE OF WORK

PROPOSED:

EXISTING ROOM ELECTRICAL & MECHANICAL BUILD-OUT
(1) INDOOR POWER BAY / BATTERY RACK
(1) LTE / UMTS RACK
(1) 7705 / FIBER RACK

(9) SBNHH-1D65A 4.6' TALL ANTENNAS
(3) NNHH-65A-R4 4.6' TALL ANTENNAS
(3) B25 RRH4x30-4R
(3) RRH4x25-WCS-4R
(6) AIRSCALE DUAL RRH 4T4R B25/60 320W AHFIB
(3) DC/FIBER DISTRIBUTION BOXES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS,
CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE
ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING
WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN
ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. BUILDING CODE
AND DESIGN STANDARD: 2018 IBC W/ STATE AMENDMENTS

FCC COMPLIANCE

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION
OF OTHER COMMUNICATION DEVICES.

DIG LINE

SITE PHOTO (PHOTO SIM)

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
GN-1 - GN-6	GENERAL NOTES
SV-1	SITE SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT PLAN
A-2.1	HVAC DUCTING PLAN
A-3	BUILDING ELEVATION
A-4	ANTENNA PLANS
A-4.1	ANTENNA MOUNT
R-1	EQUIPMENT DETAILS
R-2	HVAC DETAILS
G-1	GROUNDING DETAILS
E-1	UTILITY ROUTING PLAN
E-2	EQUIPMENT ROOM POWER & LIGHTING PLAN
E-3	SINGLE-LINE & SCHEDULE



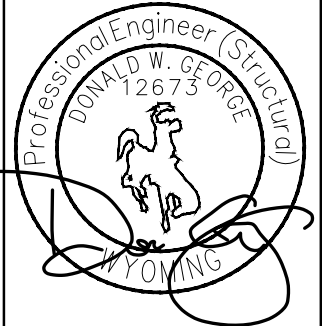
GENERAL DYNAMICS
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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

CONSTRUCTION NOTES:

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS THE FOLLOWING DEFINITIONS SHALL APPLY:

GENERAL CONTRACTOR: GENERAL DYNAMICS
SUBCONTRACTOR: ASSIGNED CONTRACTOR
2.

ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3.

GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5.

ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6.

UNLESS OTHER WISE, THE WORK SHALL INCLUDE FURNISHING, MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO BE FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEERPRIOR TO PROCEEDING WITH WORK.
8.

THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9.

IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
10.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND LOCAL JURISDICTION.
11.

GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLES.
12.

ERECTION SHALL BE DONE IN A WORK MANLIKE MANNER BY COMPETENT EXPERIENCED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13.

SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUB CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14.

WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUB CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWING PRIOR TO THE BEGINNING CONSTRUCTION.
15.

SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
16.

THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
17.

THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18.

GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20.

THE GENERAL CONTRACTOR SHALL MAINTAIN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISION, ADDENDA, AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES.
21.

THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.

22.

NO TOWN OF JACKSON OPERATED UTILITIES SHALL BE IMPACTED WITHOUT A PUBLIC RIGHT-OF-WAY PERMIT, COORDINATION AND APPROVAL BY THE TOWN OF JACKSON
23.

ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES. AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO, A)FALL PROTECTION, B)CONFINED SPACE, C)ELECTRICAL SAFETY, D)TRENCHING & EXCAVATION.
24.

ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
25.

THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OF DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
26.

SUB CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
27.

NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACE IN ANY FILL OR EMBANKMENT.
28.

THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH GRADE AND COMPACTED TO 95 PERCENT STANCE PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE, ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL, PRE-APPROVED BY THE LOCAL JURISDICTION.
29.

ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
30.

ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER THE THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
31.

SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OS AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
32.

SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
33.

THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
34.

OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
35.

NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
36.

ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPQPRS WIRELESS SITES." INCASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
37.

SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
38.

SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
39.

INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER,. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OF PROCEEDING WITH CONSTRICITION.
40.

NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRE, WILL MEET FAA STANDARDS AND REQUIREMENTS.
41.

ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
42.

NO NOISE, SMOKE, DUST, OR VIBRATION WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
43.

NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
44.

NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

SITE WORK & DRAINAGE:

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

- 1.1 REFERENCES:

A.

DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION)

B.

ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)

C.

OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION)
- 1.2 INSPECTION AND TESTING:

A.

FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATE BY THE SUBCONTRACTOR.

B.

ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
- 1.3 SITE MAINTENANCE AND PROTECTION:

A.

PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OR WORK UNTIL COMPLETION OF THE SUBCONTRACT.

B.

AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SCRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.

C.

KEEP SITE FREE OF ALL PONDING WATER.

D.

PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.

E.

PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.

F.

EXISTING UTILITIES: DO NOT INTERRUPT EXISTING SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

G.

PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 - PRODUCTS

- 2.1

SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, II OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAT 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.2

NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA ORIVB) COARSE AGGREGATE. FREE FROM FROZEN LIMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.3

POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM 52321 (CLASS IA, IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE STONES OR ROCS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL
- 2.4

SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
- 2.5

GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2467 (SE OR SW-SM)
- 2.6

COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM ASTM D2940.
- 2.7

UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45) MATERIAL CONTAINING REFUSE, FROZEN LIMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION AND SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND DL.
- 2.8

GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.
- 2.9

PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING THE LOCATING UNDERGROUND UTILITIES 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCHES, TAPE SHALL HAVE A MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS. FOIL BACKING OR OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.



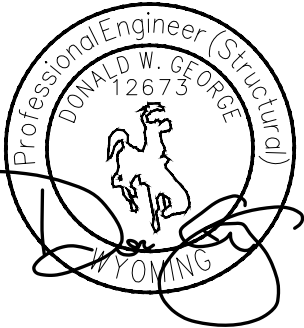
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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

SITE WORK & DRAINAGE (CONT.)

PART 3 - EXECUTION

3.1 GENERAL:

- A.

BEFORE START GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL, MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
- B.

BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINE, GRADES, ELEVATIONS AND BENCHMARKS NEED FOR EXECUTION OF THE WORK.
- C.

CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

1.

REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS. BRUSH AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE. RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OR 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

2.

REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.

3.

EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED TILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.

D.

REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS BURNING WILL NOT BE PERMITTED.

E.

PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

F.

SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL, ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- 3.2 BACKFILL:
- A.

AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

1.

PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS AND UNSUITABLE MATERIALS.

2.

BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAT 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.

3.

WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

B.

THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- 3.3 TRENCH EXCAVATION:
- A.

UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

B.

EXTEND THE TRENCH WIDTH A MINIMUM OF 7 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

C.

WHEN SOIL YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED. BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.
- 3.4 TRENCH BACKFILL:
- A.

PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWING AND THE UTILITY REQUIREMENTS.

B.

NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.

C.

CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING, BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D.

PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TRAMP BACKFILL INTO SPACE AROUND CONDUITS.
- E.

PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE OR UNBALANCED LOADING.

F.

ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8 INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G.

COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- 3.5 AGGREGATE ACCESS ROAD:
- A.

CLEAR GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6INCHES AND PROOF-ROLL. ALL HOLES, RUTS , SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.

B.

THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 1557.

C.

AFTER PREPARATION OF THE SUBGRADE IS COMPLETE THE GEOTEXTILE FABRIC (MIRAFI 500XI) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.

1.

OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.

2.

TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL, SHALL OVERLAPS IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.

3.

ALL OVERLAPS SHALL BE PINNED WITH STAPLES OF NAILS A MINIMUM O 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.

D.

THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF OF 8 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.

E.

THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAT 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHELL OR TANDEM ROLLER.

3.6 FINISH GRADING:

A.

PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION, GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

B.

UTILIZE SATISFACTORY FILL MATERIAL, RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENTS OF REMOVED UNSUITABLE MATERIALS.

C.

ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2"-3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.

D.

REPAIR ALL ACCESS ROADS AND SURROUND AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.7 ASPHALT PAVING ROAD:

A.

DIVISION 600-KDOT FLEXIBLE PAVEMENT (UPDATE PER LOCAL DOT)

B.

SECTION 403-MODOT ASPHALT CONCRETE PAVEMENT.

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160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-2

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ELECTRICAL NOTES:

PART 1 - GENERAL

1.1 CONTRACTOR RESPONSIBILITIES

- A. CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE SUBCONTRACTORS FUNCTIONS. THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- B. THE SUBCONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION.
- C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINED DIMENSIONS.

1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:

- A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.

1.3 REFERENCES:

- A. THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR THE CONSTRUCTION UNLESS OTHER WISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS. WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.

- ANSI/IEEE (AMERICAN NATION STANDARDS INSTITUTE)
- ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
- ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
- NEMA (NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION)
- NEPA (NATIONAL ENVIRONMENTAL PROTECTION ASSOCIATION)
- NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
- OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
- UL (UNDERWRITERS LABORATORIES, INC.)
- AT&T MOBILITY GROUNDING STANDARD ND-00071
- IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS)

1.4 SCOPE OF WORK:

- A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL.
- B. ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE SUBCONTRACTOR.
- C. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.
- D. THE SUBCONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.
- E. THE SUBCONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANCES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT.

PART 2 - PRODUCTS

2.1 GENERAL:

- A. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW AND FREE FROM DEFECTS.
- B. All ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.
- C. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- D. ALL OVER CURRENT DEVICES HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAT THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED. 10000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.

2.2 MATERIALS AND EQUIPMENT:

- A. CONDUIT:

- RIGID METAL CONDUIT (RMC) SHALL BE HOTT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED IN ADDITION TO GALVANIZING.
 - LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED.
 - CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.
 - NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.
- B. CONDUCTORS AND CABLE:
- CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, 12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.
 - 10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND 6 AWG AND LARGER CONDUCTOR SHALL BE STRANDED.
 - SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.
 - STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURERS RECOMMENDATIONS.
 - ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).
- C. DISCONNECT SWITCHES:
- DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR APPROVED EQUAL.
 - GROUND ACCESS BOX SHALL BE A POLY-PLASTIC BOX FOR NON-TRAFFIC APPLICATIONS. INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES, XIT MODEL #XB-22. ALL DISCONNECT SWITCHES AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE.
 - BACKFILL MATERIAL SHALL BE LYNCONITE AND LYNCOLE GROUNDING GRAVEL.
- E. SYSTEM GROUNDING:
- ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER, ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.
 - GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.
 - CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDED CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLD COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS.
 - EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.
 - GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"X10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.
 - INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, DISCONNECT SWITCHES, STARTERS AND EQUIPMENT CABINETS.
- F. OTHER MATERIALS:
- THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.
 - PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

G. PANELS AND LOAD CENTERS:

- ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PART 3 - EXECUTION

3.1 GENERAL:

- A. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.

3.2 LABOR AND WORKMANSHIP:

- A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.
- B. ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.
- C. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

3.3 COORDINATION:

- A. THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

3.4 INSTALLATION:

- A. CONDUIT:

- ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4" INCH TRADE SIZE.
- PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS, RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
- THE INSTALLATION OF SCHEDULE 40 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RMS. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS.
- USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR ESE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.
- A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTOR 90 DEGREE ELBOWS MAY BE USED.
- FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.
- PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.
- SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENING IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
- ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS AR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.
- INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.
- INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.
- CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
- PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.



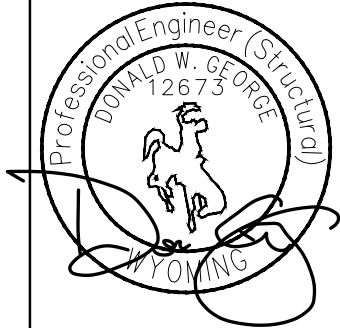
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IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-3

ELECTRICAL NOTES (CONT.):

B. CONDUCTORS AND CABLE:

1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION	208/240/120 VOLT SYSTEMS
PHASE A	BLACK
PHASE B	RED
PHASE C	BLUE
NEUTRAL	WHITE
GROUNDING	GREEN

2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE.
3. PULLING LUBRICANTS SHALL BE UL APPROVED, SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.
4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OF TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTORS EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T MOBILITY GROUNDING STANDARD ND-0071, ND-00135, AND THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ELECTRIC GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE. THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM. THE BUILDING STEEL COLUMNS LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATERLINE (FERROUS OR NONFERROUS METAL PIPING ONLY.)
5. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS, BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.
6. SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS, EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
8. APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USED KOPR-SHIELD ANIT-OXIDATION COMPOUND O ALL COMPRESSION GROUNDING CONNECTIONS.
9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
10. BOND ALL INSULATED GROUNDING BUSHING WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BAR.
11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE GREATER OF THE TWO DISTANCES.
12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
13. THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.
14. DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.

15. IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUNDING BAR AT THE BASE OF THE TOWER, A SECOND GROUNDING BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LIN ARRESTERS.
16. SUB CONTRACTORS SHALL REPAIR, AND/OR REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE SUBCONTRACTORS EXPENSE.

3.5 ACCEPTANCE TESTING:

- A. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.
- B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON-COMPLIANCE.

C. TEST PROCEDURES:

1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST LISTED TO SUBCONTRACTOR.
2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.
3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES.
4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3-POINT "FALL-OF-POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURE VALUE IS OVER 5 OHMS.



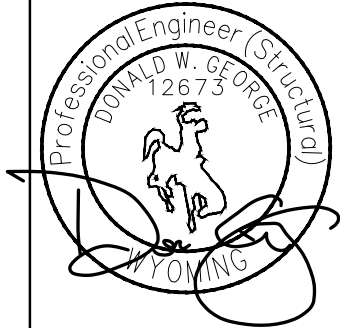
GENERAL DYNAMICS
Information Technology



REVISIONS			
REV	DATE	DESCRIPTION	INT
3	04/16/19	ELECTRICAL DESIGN ADDED	JCM
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
A	09/19/18	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO

NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-4

GENERAL NOTES: 1. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2010 CBC SECTION 1105B.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY. 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK. 3. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT. 4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600. 5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS. 6. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE. 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY. 9. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C, AND ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN. 10. THE CONTRACTOR AND SUB CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS. 11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORTING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT. 12. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK. USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS, HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT. 13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT, BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT. 14. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. 15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR SUPPORTS FOR THE INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS. 16. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL OR UL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. 17. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL, AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS. 18. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 28: 10-B:C RATING WITHIN 75 FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2010 CC SECTION 906.1-1 &7 AND SECTION 906.3.1) 19. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS. 20. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE. 21. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT N A CLEAN BROOM FINISHED CONDITION AT ALL TIMES. 22. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY. 23. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS, IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS. GENERAL FIRE NOTES: 1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2010 CFC SECTION 1401 AND ALL GOVERNING CODES. 2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.(2010 CFC SECTION 505.1) 3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.(2010 CFC SECTION 807-1.2) 4. PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.(2010 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)		3
GENERAL NOTES		

ABBR. DEFINITION	
A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADDL	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLICKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BRCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL

ABBR. DEFINITION	
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZED
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB.(GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN.(")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER

ABBR. DEFINITION	
OPNG.	OPENING
P/C.	PRECAST CONCRETE
PCS	PERSONAL COMM SERVICES
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQD.	REQUIRED
RGS.	RIGID GALVANIZED STELL
RRH.	REMOTE RADIO HEAD
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
TMA	TOWER MOUNTED AMPLIFIER
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDERGROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE (WIDTH)
W/	WITH
W.P.	WEATHERPROOF
WT.	WEIGHT
℄	CENTERLINE
℄	PLATE

 2 || ABBREVIATIONS | |
| NEW ANTENNA EXISTING ANTENNA GROUND ROD GROUND BUS BAR MECHANICAL GRND. CONN. CAD WELD GROUND ACCESS WELL ELECTRIC BOX TELEPHONE BOX LIGHT POLE FND. MONUMENT SPOT ELEVATION SET POINT REVISION CENTERLINE PROPERTY/LEASE LINE MATCH LINE WORK POINT GROUND CONDUCTOR TELEPHONE CONDUIT ELECTRICAL CONDUIT (POWER) COAXIAL CABLE OVERHEAD SERVICE CONDUCTORS CHAIN LINK FENCING GRID REFERENCE DETAIL REFERENCE ELEVATION REFERENCE SECTION REFERENCE GROUT OR PLASTER (E) BRICK (E) WOOD FRAME CONCRETE EARTH GRAVEL PLYWOOD SAND WOOD CONT. WOOD BLOCKING STEEL |

GENERAL NOTES

3

LEGEND

1



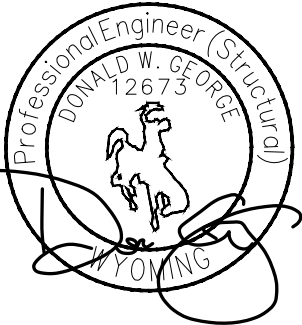
GENERAL DYNAMICS
Information Technology



REVISIONS			
REV	DATE	DESCRIPTION	INT
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SITE INFORMATION:
**TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO**
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-5



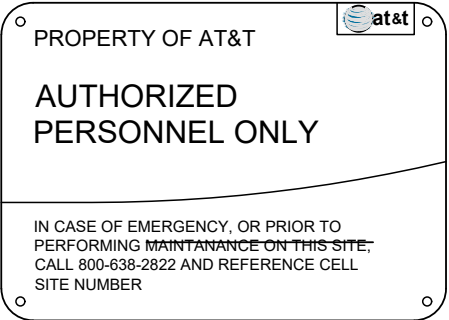
ALERTING SIGNS



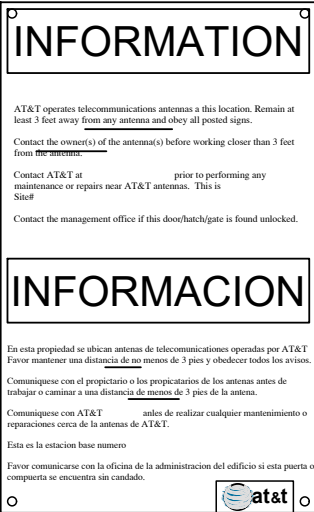
ALERTING SIGNS



ALERTING SIGNS



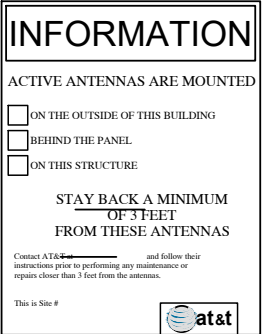
INFO SIGN #5



INFO SIGN #1



INFO SIGN #3



INFO SIGN #2

STAY BACK 3 FEET FROM ANTENNA



INFO SIGN #4

GENERAL SIGNAGE GUIDELINES								
STRUCTURE TYPE	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
TOWERS								
MONOPOLE/MONOPINE/MONOPALM	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
SCE TOWERS/TOWERS WITH HIGH VOLTAGE	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
LIGHT POLES/FLAG POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			
UTILITY WOOD POLES (JPA)	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		IF GP MAX VALUE OF MPE AT ANTENNA LEVEL IS: 0-99%: NOTICE SIGN; OVER 99%: CAUTION SIGN AT NO LESS THAN 3FT BELOW ANTENNA AND 9FT ABOVE GROUND	
MICROCELLS MOUNTED ON NON-JPA POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		NOTICE OR CAUTION SIGN AT NO LESS THAN 9FT ABOVE GROUND; ONLY IF THE EXPOSURE EXCEEDS 90% OF THE GENERAL PUBLIC EXPOSURE AT 6FT ABOVE GROUND	
ROOF TOPS								
AT ALL ACCESS POINTS TO THE ROOF	X							
ON ANTENNAS	X		X	X				
CONCEALED ANTENNAS	X	X						
ANTENNA MOUNTED FACING OUTSIDE BUILDING	X	X						
ANTENNAS ON SUPPORT STRUCTURE	X	X						
ROOFTOP GRAPH:								
RADIATION AREA IS WITHIN 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA					EITHER NOTICE OR CAUTION SIGN (BASED ON ROOFVIEW RESULTS) AT ANTENNAS/BARRIER	
RADIATION IS BEYOND 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA				DIAGONAL, YELLOW STRIPING AS TO ROOF VIEW GRAPH		
CHURCH STEEPLES	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
WATER STATIONS	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
NOTES FOR ROOFTOP SITES: 1. EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO: THE OUTER EDGE OF THE STRIPED OFF AREA OR THE OUTER ANTENNAS OF THE SECTOR. 2. IF ROOF VIEW SHOWS: ONLY BLUE = NOTICE SIGN, BLUE AND YELLOW = CAUTION SIGN, ONLY YELLOW = CAUTION SIGN TO BE INSTALLED. 3. SHOULD THE REQUIRED STRIPING AREA INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C VENTS, ROOF HATCH, DOORS, OTHER ANTENNAS, DISHES, ETC.) 4. PLEASE NOTIFY AT&T TO MODIFY THE STRIPING AREA, PRIOR TO STARTING THE WORK.								



GENERAL DYNAMICS
Information Technology

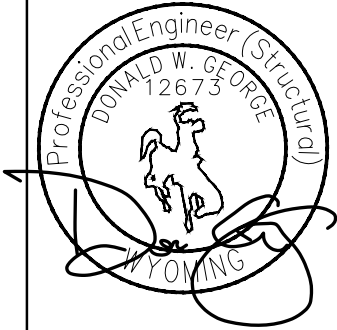


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REVISIONS			
REV	DATE	DESCRIPTION	INT
3	04/16/19	ELECTRICAL DESIGN ADDED	JCM
2	01/31/19	REVISED PER PUBLIC WORKS	GGD
1	01/22/19	REVISED PER ZONING	GGD
0	11/12/18	ISSUED FOR ZONING	GGD
B	11/06/18	EQUIPMENT TO 3rd FLOOR	GGD
A	09/19/18	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

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SITE INFORMATION:
TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

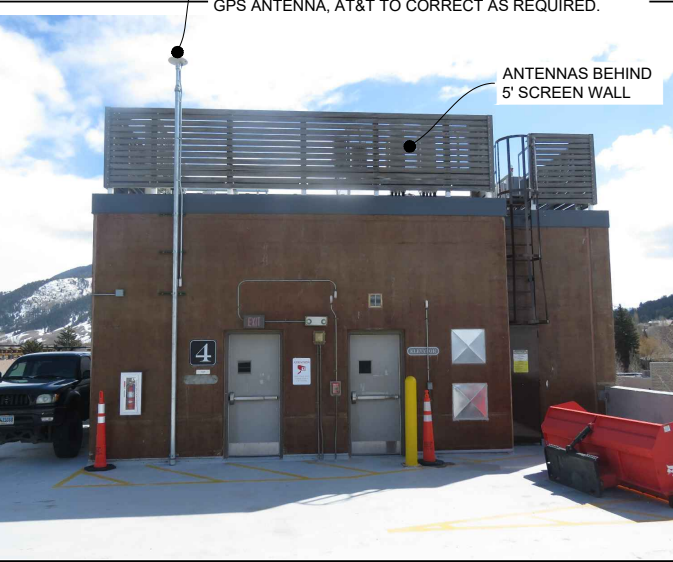
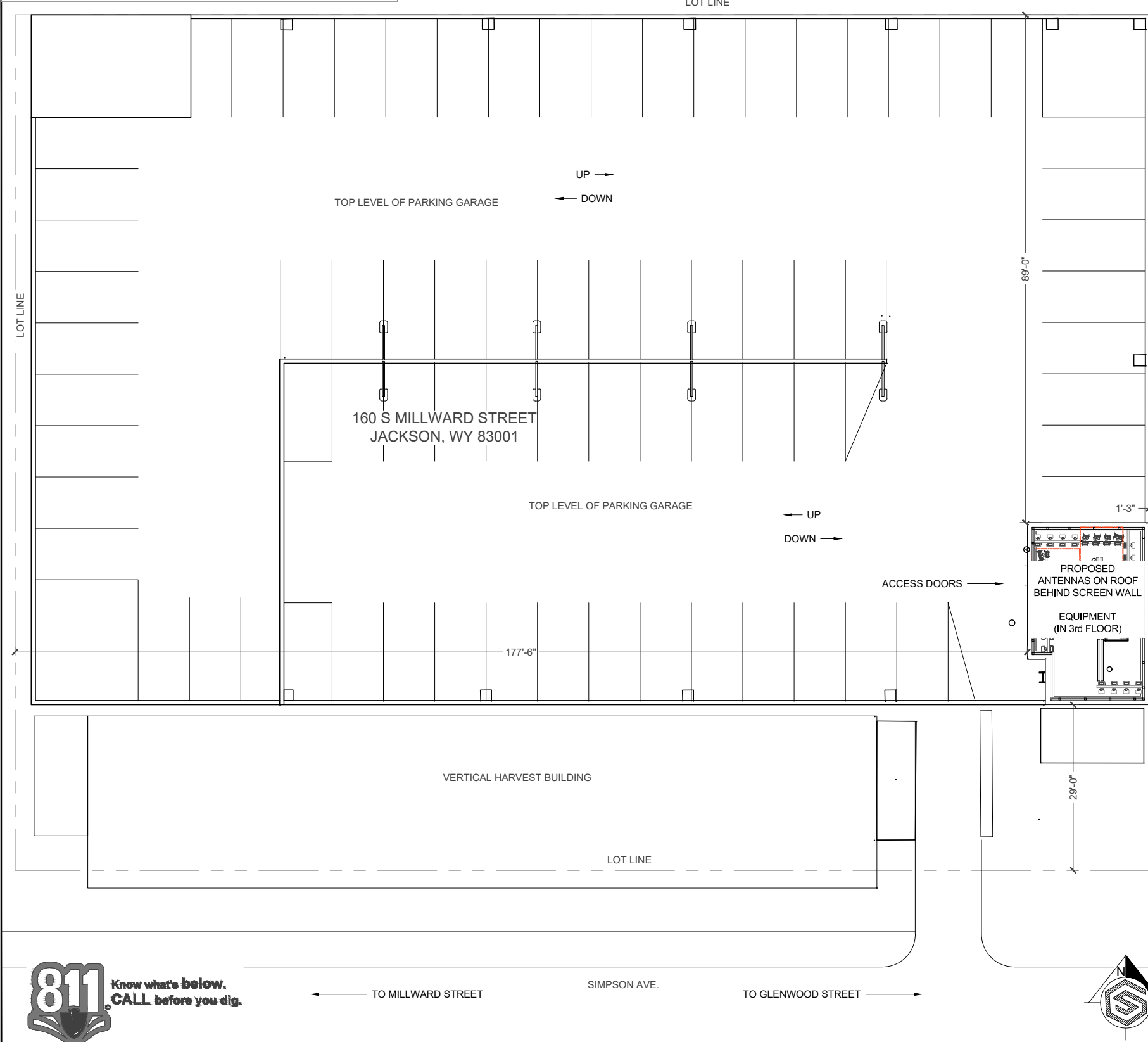
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-6

UTILITY NOTE		KEY	NOTE
THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.		E	EXISTING
		P	PROPOSED



EXISTING PUBLIC WORKS TRIMBLE GPS ANTENNA TO BE CHECKED BEFORE AND AFTER INSTALLATION OF NEW AT&T ANTENNAS. IF THERE ARE ANY CHANGES IN GPS ANTENNA, AT&T TO CORRECT AS REQUIRED.

ANTENNAS BEHIND 5' SCREEN WALL



GENERAL DYNAMICS
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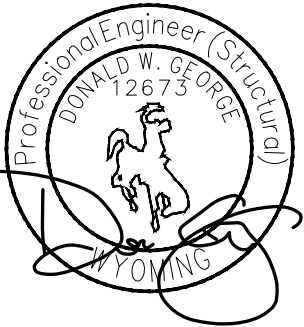


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SITE INFORMATION:
TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



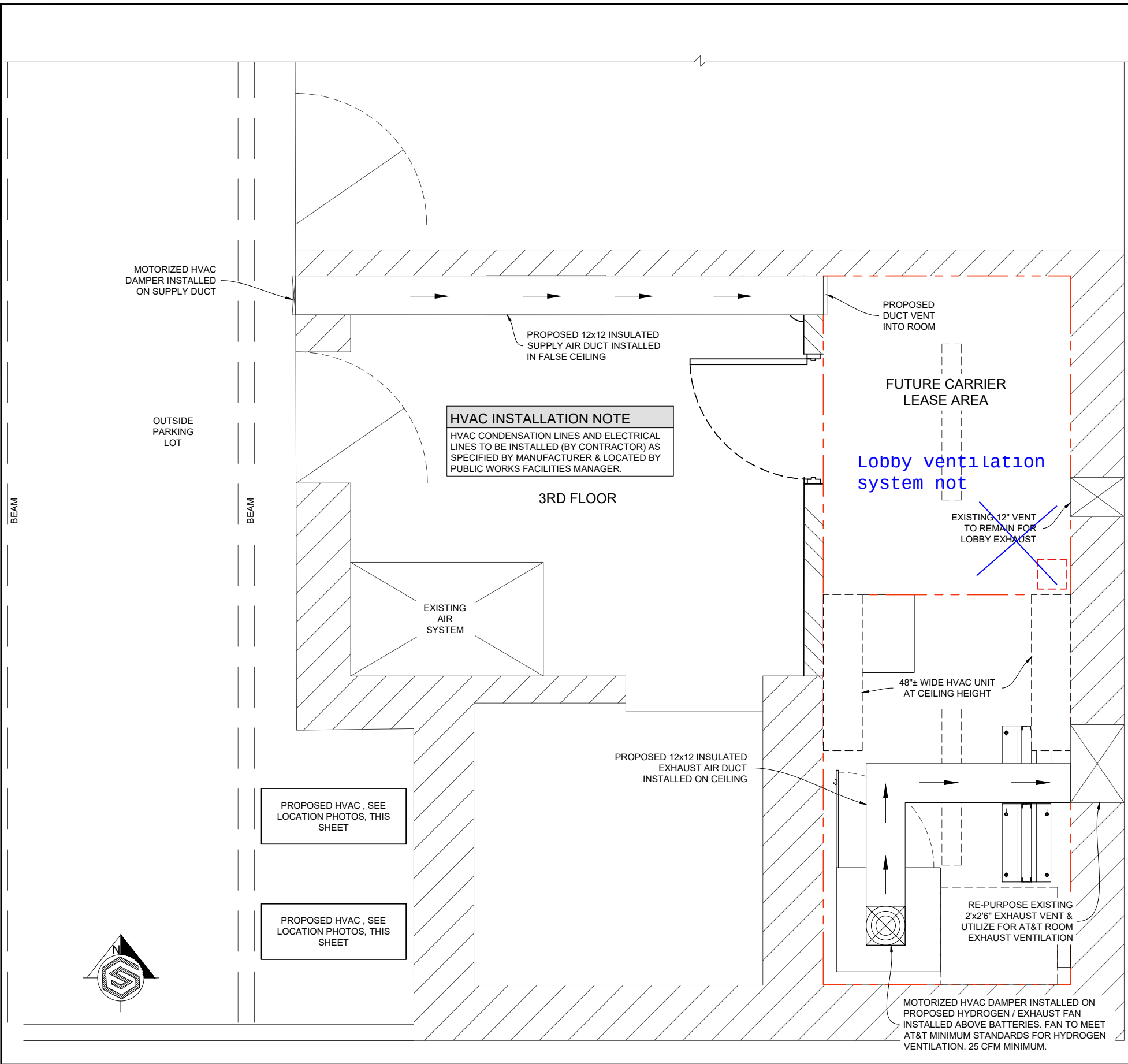
SCALE: 1" = 20'-0" (11x17)
SCALE: 1" = 10'-0" (24x36)

2

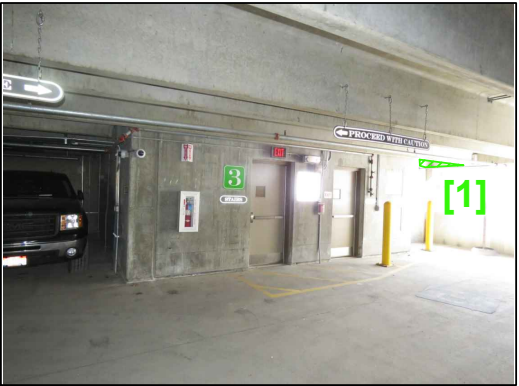
PHOTOS

N.T.S.

1



THIRD FLOOR PARKING GARAGE



THIRD FLOOR PARKING GARAGE

- [1]
- (2) PROPOSED AT&T HVAC UNITS (37.1 TALL x 44.5 WIDE x 17.1 DEEP) INSET BETWEEN DECK BEAMS ATTACHED TO DECK ABOVE
- X-RAY DECK TO AVOID DECK REINFORCEMENT



GENERAL DYNAMICS
Information Technology

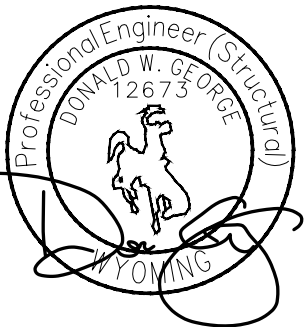


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TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
HVAC DUCTING
PLAN

SHEET NUMBER:
A-2.1

PROPOSED HVAC DUCTING PLAN

SCALE: 3/8" = 1'-0" (11x17)
SCALE: 3/4" = 1'-0" (24x36)

2

PHOTOS

N.T.S.

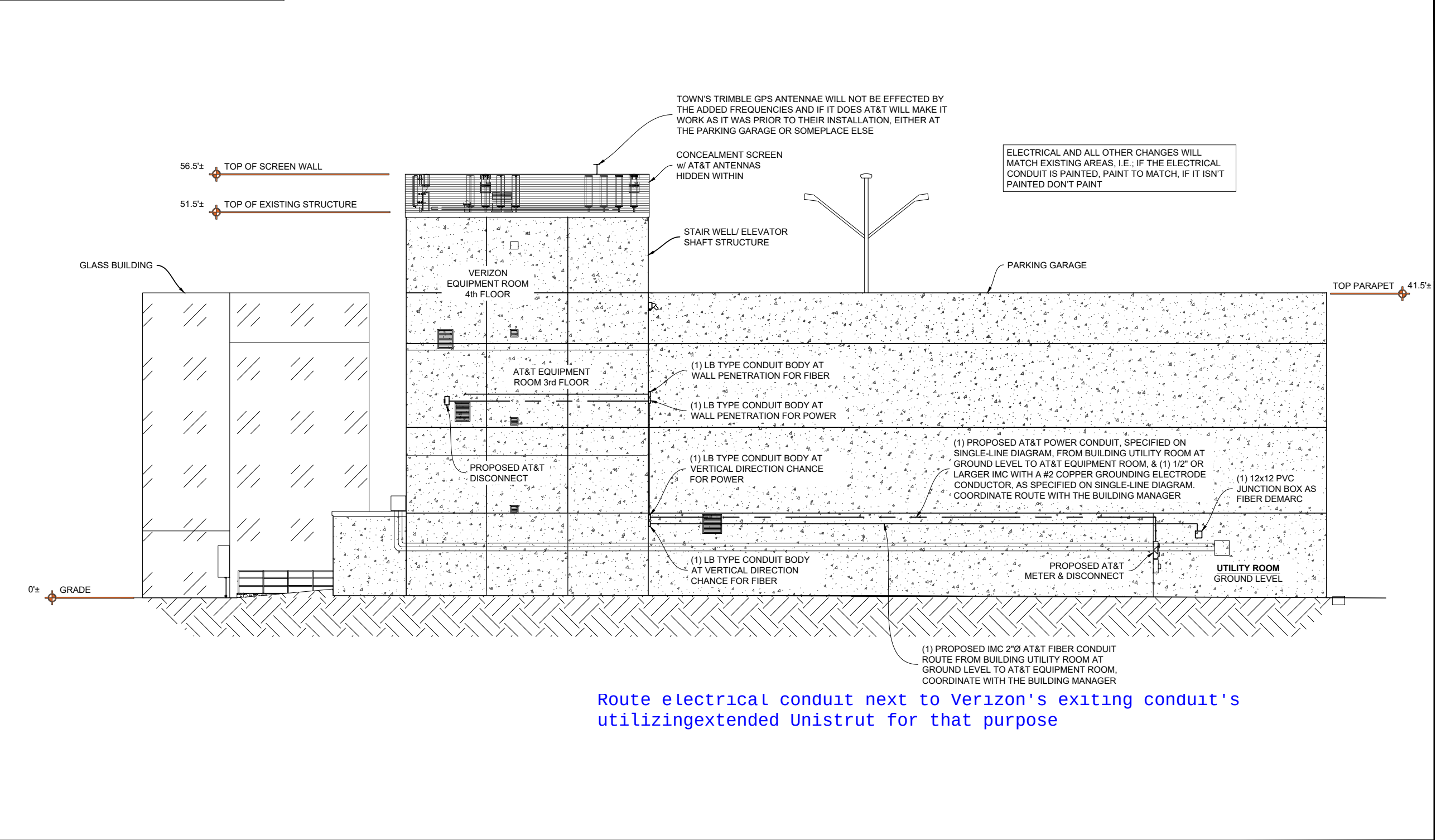
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STRUCTURE NOTES

REFER TO BUILDING DRAWINGS FOR ALL EXISTING BUILDING COMPONENTS AND APPURTENANCES.

CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THAT A BUILDING STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS HAS BEEN PERFORMED AND SHOWS A "PASS" OR AN "ACCEPTABLE" RATING. UNDER NO CIRCUMSTANCE WHAT SO EVER SHALL THE PROPOSED EQUIPMENT BE INSTALLED WITHOUT SAID STRUCTURAL ANALYSIS. IF SAID STRUCTURAL ANALYSIS REQUIRES THAT THE STRUCTURE AND/OR MOUNT BE MODIFIED, SUCH MODIFICATIONS SHALL BE COMPLETED PRIOR TO INSTALLATION OF THE PROPOSED EQUIPMENT.





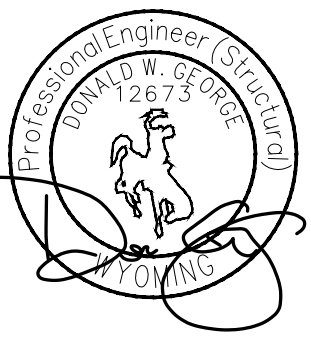
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JACKSON, WY 83001

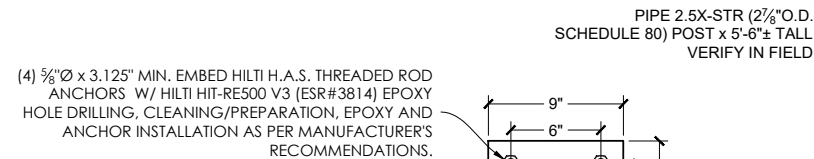
SHEET TITLE:
**BUILDING
ELEVATION**

SHEET NUMBER:
A-3

STRUCTURAL STEEL

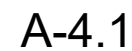
1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC STEEL CONSTRUCTION MANUAL AND SECTION 4 OF THE TIA CODE.
2. PRE-QUALIFIED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES UNLESS OTHERWISE NOTED:
 - CHANNELS & ANGLES ASTM A36, (Fy = 36 KSI)
 - PLATES ASTM A36, (Fy = 36 KSI)
 - PIPES ASTM A53 GR.B, (Fy = 35 KSI)
 - STRUCTURAL BOLTS ASTM A325
 - U-BOLTS ASTM A307 GR.A
 - NUTS FOR BOLTS ASTM A563 (THREADING TO MATCH BOLT)
 - WASHERS FOR BOLTS ASTM F436
 - SEE TABLE 5-1 OF THE TIA CODE FOR ADDITIONAL SHAPES AND STANDARDS THAT ARE NOT LISTED ABOVE.
3. NON PRE-QUALIFIED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS PER THE TIA CODE:
 - THE CARBON EQUIVALENT OF STEEL SHALL NOT EXCEED 0.65 PER SECTION 5.4.2 OF THE TIA CODE
 - ELONGATION OF STEEL SHALL NOT BE LESS THAN 18%
 - TEST REPORTS SHALL BE IN ACCORDANCE WITH ASTM A6 OR A568
 - TOLERANCES SHALL BE IN ACCORDANCE WITH ASTM A6
4. FIELD CUT EDGES, EXCEPT DRILLED HOLES, SHALL BE GROUND SMOOTH AND COLD GALVANIZED.
5. ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. WELDING ELECTRODES SHALL BE E70XX.
6. ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS AND CODES, LATEST EDITION.
7. UPON REQUEST, THE CONTRACTOR SHALL SUBMIT DETAILED, ENGINEERED, COORDINATED AND CHECKED SHOP DRAWINGS FOR ALL STRUCTURAL STEEL TO THE ENGINEER OF RECORD TO REVIEW FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO THE START OF FABRICATION AND/OR ERECTION. GEOSTRUCTURAL IS ABSOLVED OF ALL LIABILITY ASSOCIATED WITH THE MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS IF CONTRACTOR CHOOSES NOT TO SUBMIT SHOP DRAWINGS.
8. TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.
9. ALL BOLT HOLES SHALL BE STANDARD SIZE BOLT HOLES PER AISC 360, UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE SHOP DRILLED OR SUB-PUNCHED AND REAMED. BURNING OF HOLES IS NOT PERMITTED. WHERE SLOTTED OR OVERSIZE HOLES ARE SPECIFIED ON THE DRAWINGS, EXTRA-THICK ASTM F436 PLATE WASHERS SHALL BE USED (3/16" MINIMUM THICKNESS) WITH A DIAMETER SUITABLE TO COVER THE EXTENTS OF THE SLOT OR HOLE. BOLTS SHALL BE HEAVY-HEX WHERE AVAILABLE IN THE SIZE AND GRADE SPECIFIED, OTHERWISE BOLTS SHALL BE HEX HEAD CAP SCREWS.
10. ALL STEEL HARDWARE, INCLUDING ADHESIVE OR EMBEDDED ANCHOR BOLTS AND THEIR ACCESSORIES, SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 (EXCEPT BOLTS SMALLER THAN ½" SHALL CONFORM TO FE/ZN 3 AT PER ASTM F1941 WHERE HOT-DIP GALVANIZED BOLTS ARE NOT AVAILABLE). ALL STEEL MEMBERS, INCLUDING WELDMENTS, SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123. REPAIR DAMAGE TO GALVANIZED COATINGS USING ASTM A780 PROCEDURES WITH A ZINC RICH PAINT (SUCH AS ZINC GALVILITE) FOR GALVANIZING DAMAGED BY HANDLING, TRANSPORTING, CUTTING, WELDING, OR BOLTING. DO NOT HEAT SURFACES TO WHICH REPAIR PAINT HAS BEEN APPLIED. CALL OUT HOLES REQUIRED FOR HOT-DIP GALVANIZING ON SHOP DRAWINGS.
11. MEMBERS SHALL BE SHOP-FABRICATED AND WELDED TO THE EXTENT PRACTICABLE IN ORDER TO REDUCE FIELD INSTALLATION COSTS.

BOLTS	
1.	ALL CONNECTIONS OF STRUCTURAL STEEL MEMBERS SHALL BE MADE USING SPECIFIED GALVANIZED HIGH STRENGTH ASTM A325 OR A490 BOLTS WITH THREADS EXCLUDED FROM SHEAR PLANE.
2.	FASTENERS SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES, WITH BOLT HEADS FACING DOWN WHERE APPLICABLE.
3.	ALL BOLTS AT EVERY CONNECTION SHALL BE INSTALLED SNUG-TIGHT UNTIL THE SECTION IS FULLY COMPACTED AND ALL PLIES ARE JOINED, AND THEN TIGHTENED FURTHER BY AISC - "TURN OF THE NUT" METHOD. TIGHTENING SHALL PROGRESS SYSTEMATICALLY.
4.	BOLT LENGTHS UP TO AND INCLUDING 4 DIAMETERS SHALL BE TENSIONED 1/3 TURN BEYOND SNUG-TIGHT. BOLT LENGTHS OVER 4 DIAMETERS SHALL BE 1½ TURNS BEYOND SNUG-TIGHT.
5.	ALL BOLTED CONNECTIONS SHALL USE LOCK WASHERS.



VERIZON INSTALLATION ON-SITE
(AT&T WILL HAVE A SIMILAR INSTALLATION)

AT&T INSTALLATION WILL
HAVE PROPOSED ANGLE
ATTACHMENT TO
SCREEN WALL



AT&T RRH MOUNTING PLATE

UNISTRUT MOUNTING BRACKET P/N P3000HS WITH P1012S CHANNEL NUTS OR EQUIVALENT (TYP)

BOLT UNISTRUT TO WALL AT 2'-0" O.C. SPACING (SEE NOTES)

NOTES:

1. CONCRETE
ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
SIZE: Ø = 3/8"
EMBEDMENT: 1 3/4"
SPACING: S = 24" (MAX)
* IF THE WALL THICKNESS IS LESS THAN 2", THE 1/2"Ø A325 BOLT SHALL BE USED TO GO THROUGH THE WALL WITH A 3/8" BACK PLATE INSIDE OF THE WALL.

2. FULLY-GROUTED CMU WALL
ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
SIZE: Ø = 3/8"
EMBEDMENT: 1 3/4"
SPACING: ONE (1) ANCHOR PER CELL (MAX) AND 8" (MIN)

3. SOLID BRICK WALL
ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
SIZE: Ø = 3/8"
EMBEDMENT: 2"
SPACING: S = 24" (MAX)

4. HOLLOW, UNGROUTED CMU WALL & BRICK WALL WITH HOLES
ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
SIZE: Ø = 3/8"
EMBEDMENT: THROUGH FACE OF HOLLOW BASE ≥ 6" (MIN)
SPACING: S = (2) COMPLETE BRICKS IN ANY DIRECTION
(1) ANCHOR PER BLOCK CELL (CMU)

5. STEEL
BOLT: A325
BOLT SIZE: Ø = 1/2"
BOLT HOLE SIZE: Ø = 9/16"

6. IF THE WALL MATERIAL IS DIFFERENT FROM ABOVE, CONTRACTOR SHALL INFORM DESIGN ENGINEER IMMEDIATELY.

7. ALL HARDWARE AND PARTS SHALL BE HOT-DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.

8. ALL BOLT HOLES SHALL BE 7/16"Ø UNLESS NOTED OTHERWISE.

9. THE MAX LOAD BETWEEN ANCHORS SHALL BE LESS THAN 400 POUNDS.

ANDREW SBNHH-1D65A

DIMENSION (H x W x D) 55" x 11.9" x 7.1"
WEIGHT 40.9 lbs

COMMSCOPE NNHH-65A-R4

DIMENSION (H x W x D) 55.1" x 19.6" x 7.8"
WEIGHT 68.3 lbs

ALCATEL-LUCENT B25 RRH4X30 (4-WAY RECEIVE)

DIMENSION (H x W x D) 21.2" x 12.0" x 7.2"
WEIGHT 53 lbs

ALCATEL-LUCENT RRH4x25-WCS-4R (4-WAY RECEIVE)

DIMENSION (H x W x D) 31.5" x 11.8" x 8.7"
WEIGHT 70 lbs

1

2

3

4

5

6

7

8

9

10

11

ITEM NO.

DESCRIPTION

QTY.

1

Front Clamp

2

2

Back Clamp

2

3

Angle, RRU Mount

4

4

Nut, spring 1/2" Zinc (long spring)

4

5

1/2" x 1 1/4" Hex Bolt, SST

8

6

1/2" Lock Washer, SST

8

7

Threaded rod stud, 1/2" x 12" HDG

4

8

Flatwasher, hardened, 1/2", SAE, HDG

4

9

Nut, hex heavy 1/2" HDG A325

8

10

Lockwasher, 1/2" HDG

8

11

Flat Washer, SST

8

NOTES:

Fits Round Legs: 1/2" to 5"
60 deg Angle Legs: 1" to 5"
90 deg Angle Legs: 1" to 3.5"

ROSENBERGER

Rosenberger Site Solutions, LLC

UNIVERSAL RRU MOUNT

D215RRU

NOKIA

AHFIB Dimensions

Product name	AirScale Dual RRH 4TAR B25/66 320W AHFIB - 474216A
Supported frequency bands	3GPP Band 25 and Band 66
Frequencies	Band 25: DL 1930-1995MHz, UL 1850-1915MHz Band 66: DL 2110-2200MHz, UL 1710-1780MHz
Number of TX/RX ports	4
Instantaneous Bandwidth (BW)	Band 25: 65MHz, Band 66: 70MHz UL/90MHz DL
Occupied Bandwidth (OBW)	Band 25: 65MHz, Band 66: 80MHz
Output power	Band 25: 4x40W, Band 66: 4x40W
Dimensions (mm) height x width x depth	730x290x240 (overall not to exceed with cover and bracket)
Weight (kg)	<40 (overall not-to-exceed with cover and bracket)
Supply Voltage / Voltage Range	DC-48V / -36V to -60V
Typical Power Consumption	525W (ETSI 24h Avg - 4x20W per band, 40W per TX port)
Antenna ports	4x4xRX, 4.3-10x
Optical ports	2xCPRI 9.8 Gbps
ALD control interfaces	AISG3.0 from AHT1, 2, 3, 4 and RET (Power supply AHT1 and AHT3)
Other interfaces	External alarm INCR-26 serial connector (4 inputs) DC circular power connector
Operational temperature range	-40°C to 55°C (with no solar load)
Ingress protection class	IP65
Installation options	Pole or wall, vertical or horizontal book mount
Surge protection	Class II S&A

RAYCAP DC6 DC/FIBER DISTRIBUTION BOX

DIMENSION (H x W x D) 24" x 11" x 11"
WEIGHT 32.8 lbs

GENERAL DYNAMICS
Information Technology

G

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PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD
160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
EQUIPMENT
DETAILS
SHEET NUMBER:
R-1

94 of 121

DIMENSIONS - OUTDOO.

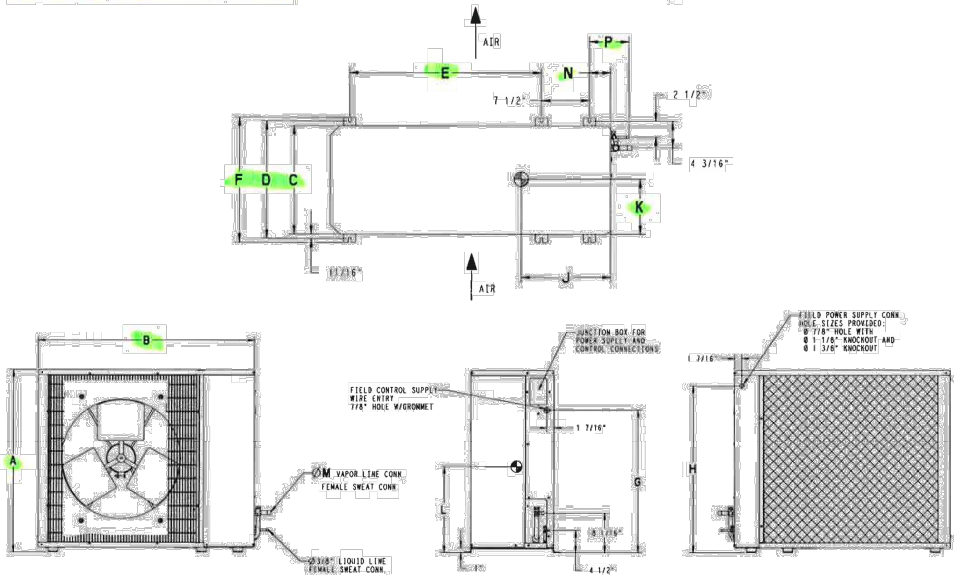


Fig. 4 - Outdoor Unit Dimensions

Table 4—Dimensions Indoor

		DIMENSIONS in (mm)														OPERATING WEIGHT lbs (kg)
		UNIT	A	B	C	D	E	F	G	H	J	K	L	M	N	P
Cooling Only	18	31.1 (791)	36.9 (938)	14.6 (370)	16 (406)	23.4 (595)	17.2 (437)	23.1 (587)	28.1 (713)	13 (330)	6.6 (168)	11.3 (286)	0.6 (16)	2.9 (73)	5.8 (148)	146 (66)
	24	31.1 (791)	36.9 (938)	14.6 (370)	16 (406)	23.4 (595)	17.2 (437)	23.1 (587)	28.1 (713)	14 (356)	6.8 (171)	11.6 (295)	0.8 (19)	2.9 (73)	5.8 (148)	148 (67)
	30	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.8 (19)	3.4 (86)	6.4 (162)	183 (83)
	36	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.9 (22)	3.4 (86)	6.4 (162)	184 (83)
	48	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.5 (216)	18.9 (479)	0.9 (22)	3.4 (86)	6.4 (162)	213 (97)
	60	43.1 (1095)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	35.1 (892)	40.1 (1018)	14.5 (368)	8.5 (216)	18.9 (479)	0.9 (22)	3.4 (86)	6.4 (162)	245 (111)
Heat Pump	30	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.8 (19)	3.4 (86)	5.5 (140)	196 (89)
	36	37.1 (943)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	29.1 (740)	34.1 (865)	13.7 (348)	8.1 (206)	15.9 (403)	0.9 (22)	3.4 (86)	5.5 (140)	197 (89)
	48	43.1 (1095)	44.5 (1130)	17.1 (433)	18.4 (468)	30.5 (775)	19.6 (498)	35.1 (892)	40.1 (1018)	14.5 (368)	8.5 (216)	18.9 (479)	0.9 (22)	3.4 (86)	5.5 (140)	246 (112)

NOTE: Dimensions shown in feet-inches. Dimensions in () are millimeters.

DIMENSIONS - INDOOR

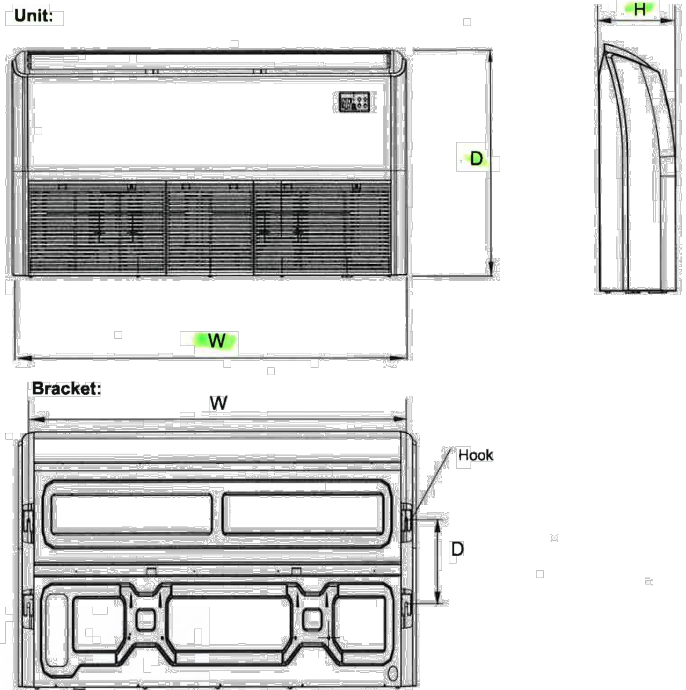


Fig. 3 - 40MKCB**F, 40MKQB**F Unit and Bracket Dimensions

Table 3—Dimensions Indoor

INDOOR UNIT SIZE BTU/Hr	HEIGHT (H) in (mm)	WIDTH (W) in (mm)	DEPTH (D) in (mm)	OPERATING WEIGHT lb (kg)
AC				
18K	9.3 (235)	42.0 (1068)	26.6 (675)	59.7 (27.1)
24K - 34K	9.3 (235)	65.0 (1650)	26.6 (675)	91.9 (41.7)
48K - 54K	9.3 (235)	65.0 (1650)	26.6 (675)	98.8 (44.8)
HP				
30K - 48K	9.3 (235)	65.0 (1650)	26.6 (675)	98.8 (44.8)
Bracket				
18K AC		38.7 (983)	8.7 (220)	
24K - 54K AC/HP		61.6 (1565)	8.7 (220)	

Table 9 - 25HHA4/224ANS Electrical Data

UNIT SIZE -- voltage, series	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE** or CKT BRK AMPS
		MAX	MIN	LRA	RLA			
30--3				64	12.8	1.2	17.2	30
36--3	208/230/1	253	197	77	14.2	1.2	19	30
48--3				117	21.8	1.45	28.8	50
36--5				71	9.3	1.2	12.8	20
48--5	208/230/3	253	197	83.1	13.7	1.45	18.6	30
36--6				38	5.6	0.8	7.6	15
48--6	480/3	506	414	41	6.2	0.8	8.6	15

Table 10 - 40MKCB**F Electrical Data

INDOOR UNIT SIZE BTU/Hr	V-Ph-Hz	VOLTAGE RANGE		FAN	POWER	
		Min (V)	Max (V)		Min Ckt Amp (A)	Max Fuse CB Amp (A)
18K	208-230-1-60	187	253	0.71	1	15
24K - 34K	208-230-1-60	187	253	0.7 x 2	3	15
54K	208-230-1-60	187	253	0.95 x 2	3	15

Table 11 - 40MKQB**F Electrical Data

INDOOR UNIT SIZE BTU/Hr	V-Ph-Hz	VOLTAGE RANGE		FAN	POWER	
		Min (V)	Max (V)		Min Ckt Amp (A)	Max Fuse CB Amp (A)
30K - 48K	208-230-1-60	187	253	0.95 x 2	3	15

LEGEND
FLA - Full Load Amps
HACR - Heating, Air Conditioning, Refrigeration
LRA - Locked Rotor Amps
NEC - National Electrical Code
RLA - Rated Load Amps (compressor)
*Permissible limits of the voltage range at which the unit will operate satisfactorily
**Time-Delay Fuse
Complies with 2007 requirements of ASHRAE Standards 90.1

Fig. 6 - Outdoor Unit Clearance

UNIT	Table 5—Outdoor Clearances	
	COIL FACING WALL - in.(mm)	FAN FACING WALL - in. (mm)
A	24 (610)	24 (610)
B	24 (610)	24 (610)
C	20 (508)	6 (152)
D	6 (152)	8 (203)
E	6 (152)	20 (508)

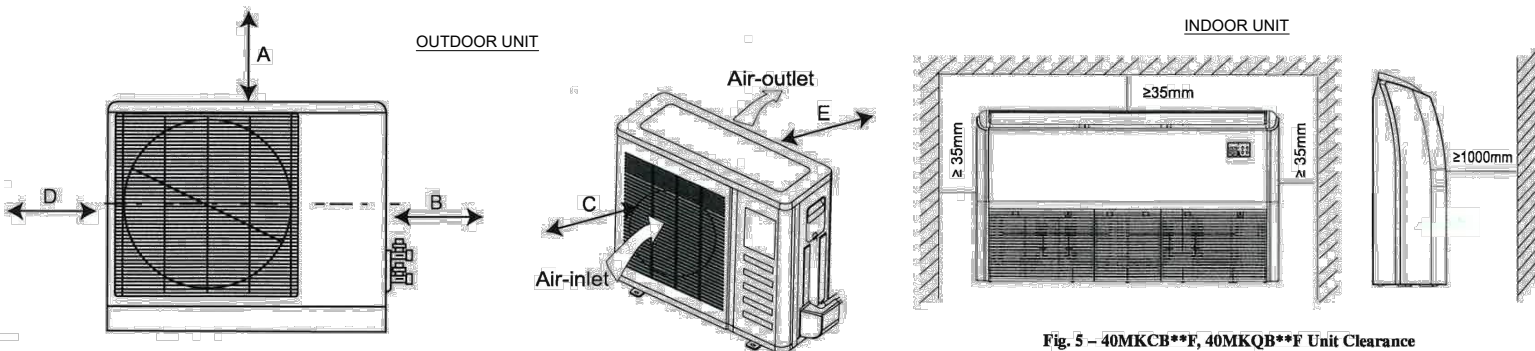


Fig. 5 - 40MKCB**F, 40MKQB**F Unit Clearance



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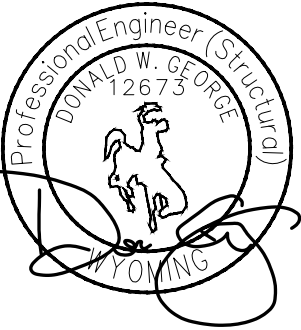


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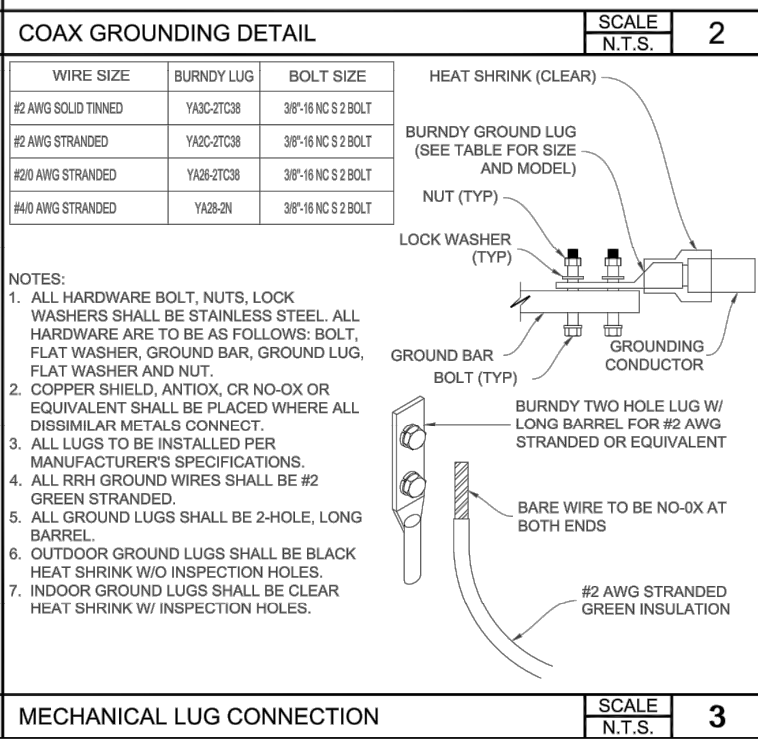
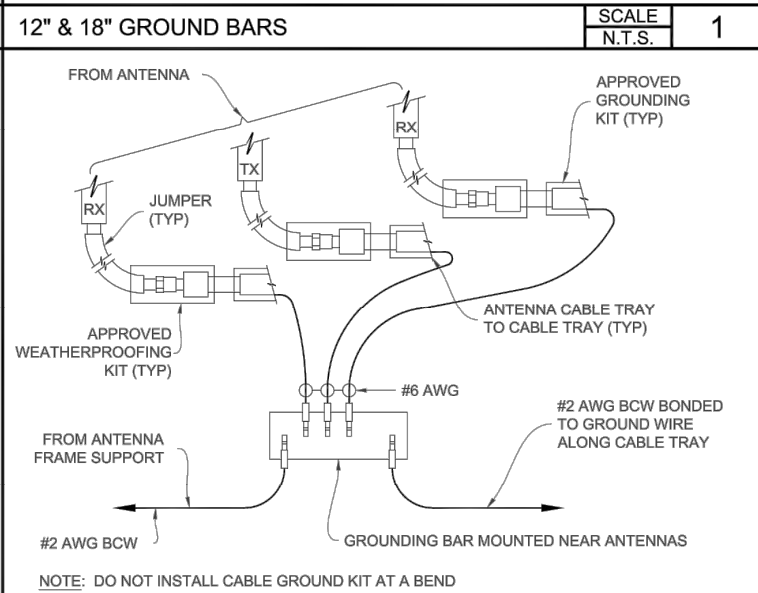
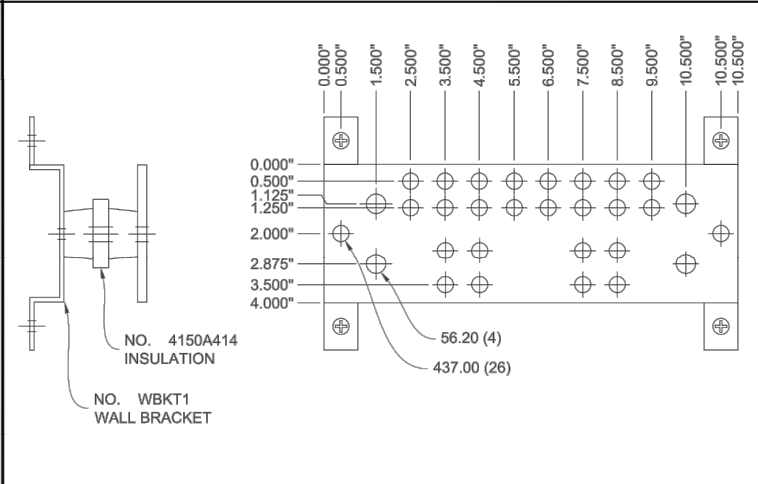
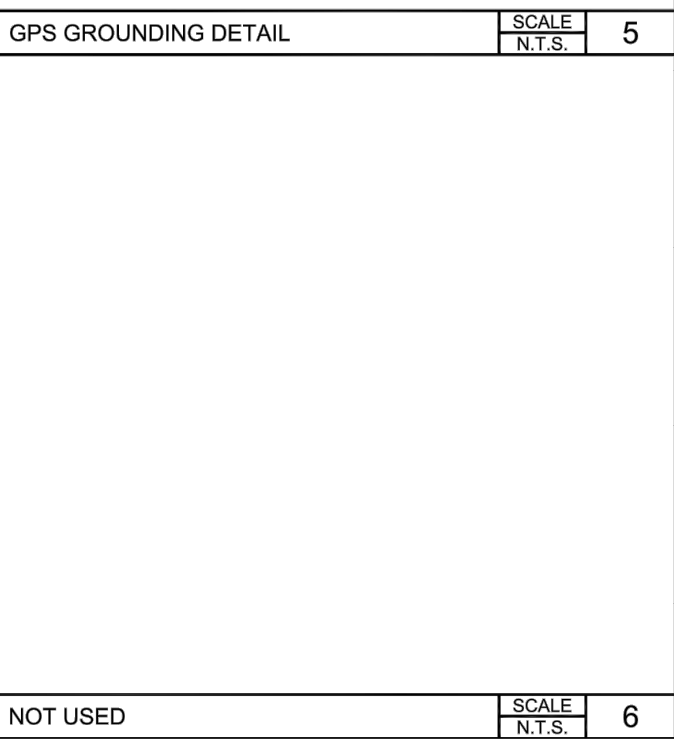
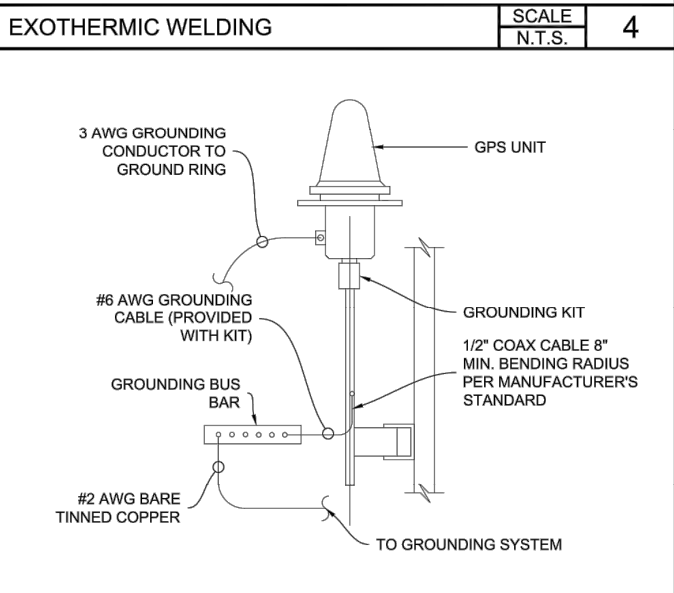
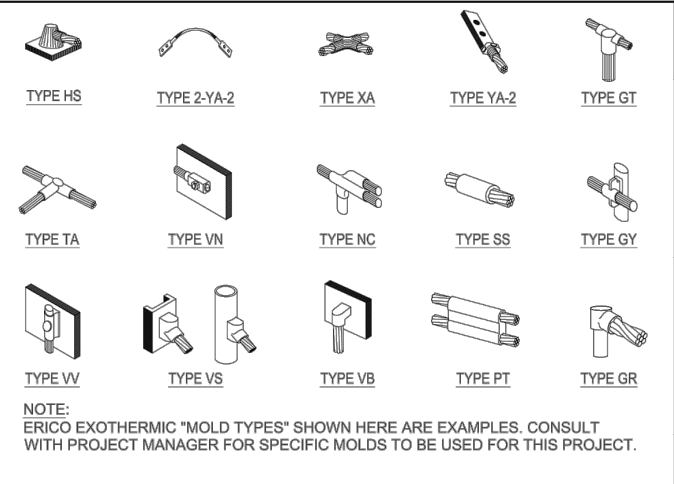
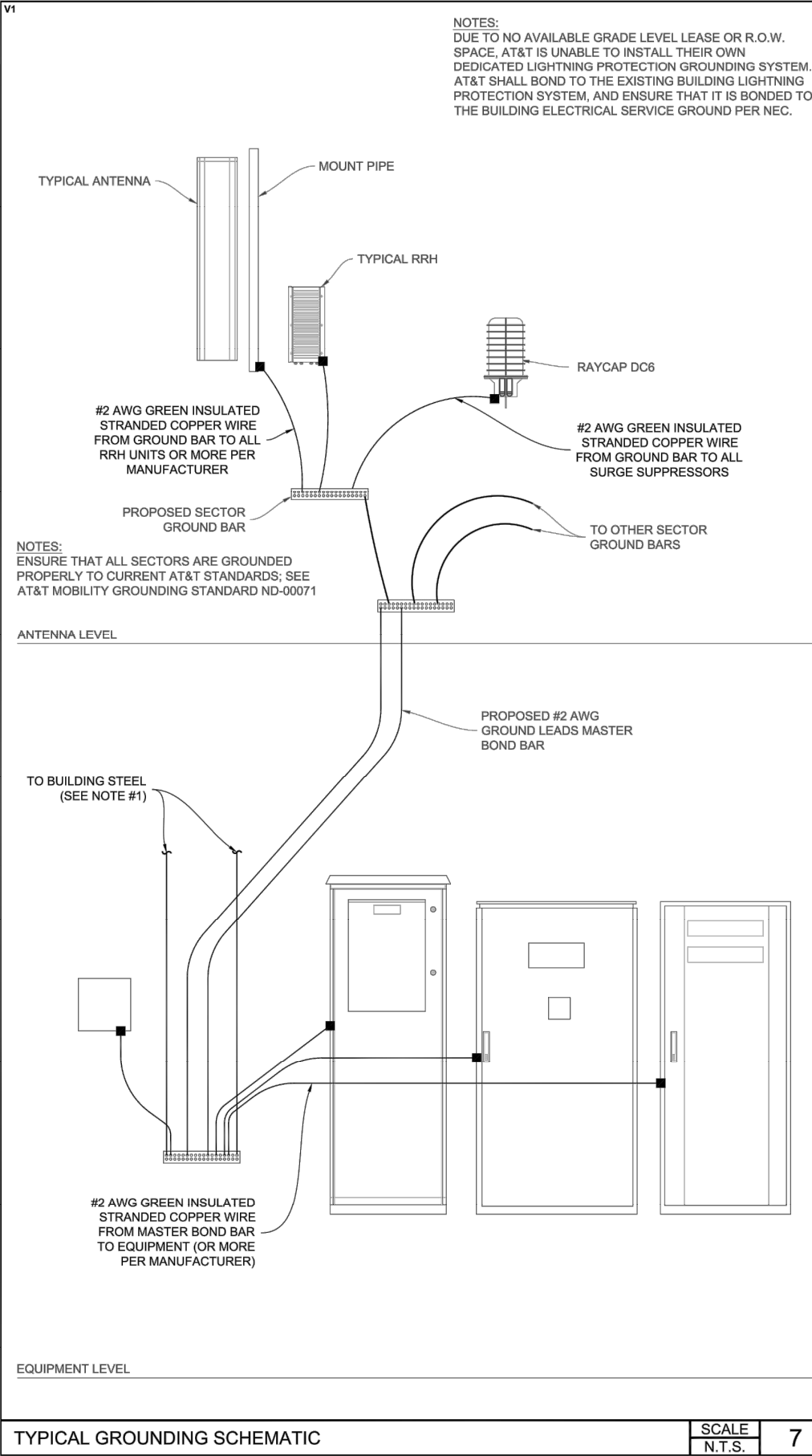
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SITE INFORMATION:
TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD
160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
HVAC DETAILS

SHEET NUMBER:
R-2



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IDL04511 RELO

NEW SITE BUILD

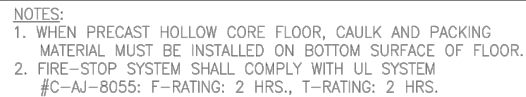
160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

GROUNDING
DETAILS

SHEET NUMBER:

G-1



(2) PROPOSED AT&T CONDUITS ROUTE FROM BUILDING UTILITY ROOF AT GROUND LEVEL TO AT&T EQUIPMENT ROOM, COORDINATE WITH THE BUILDING MANAGER

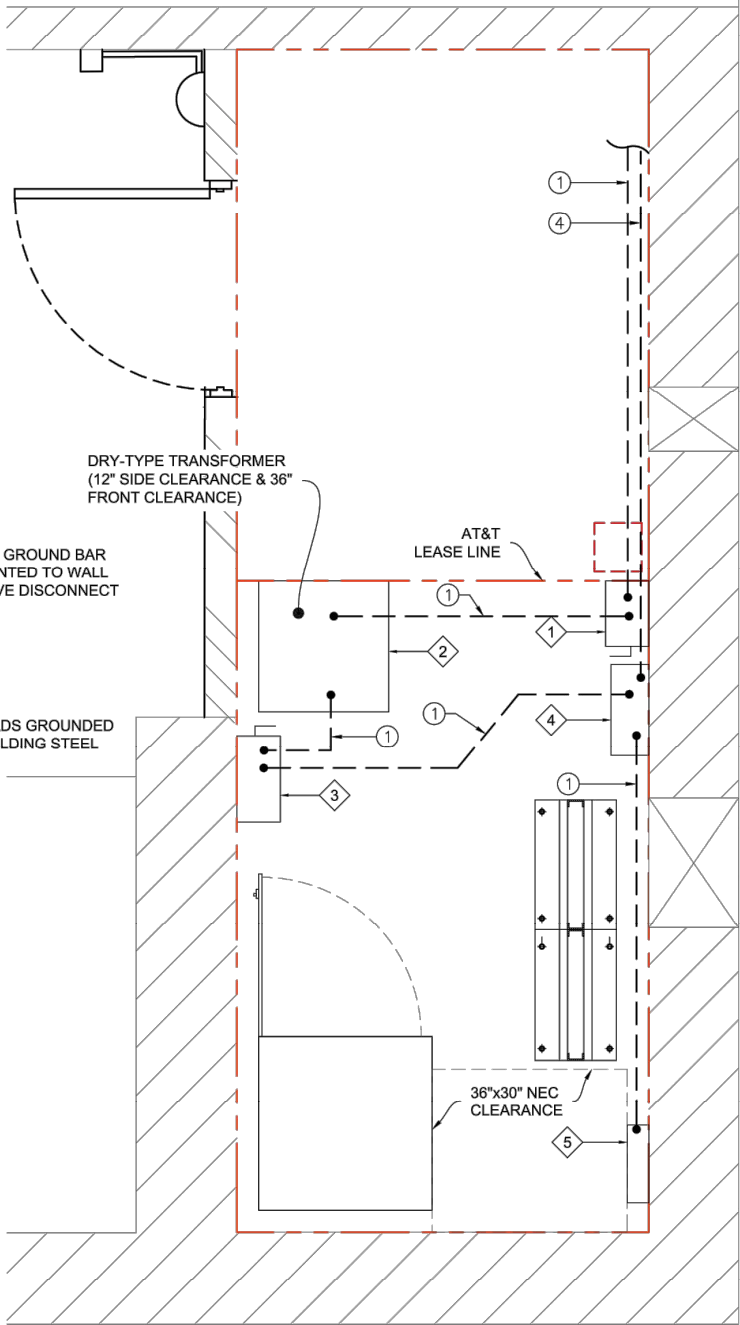
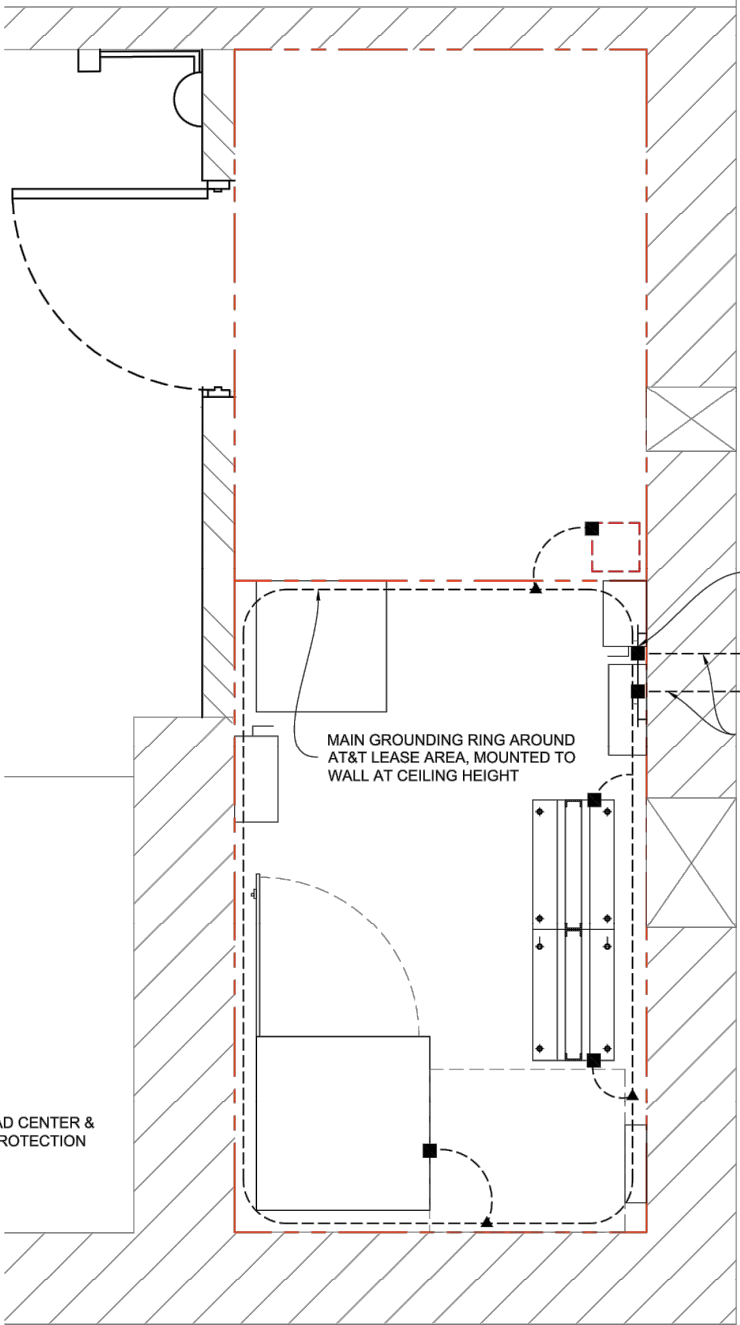
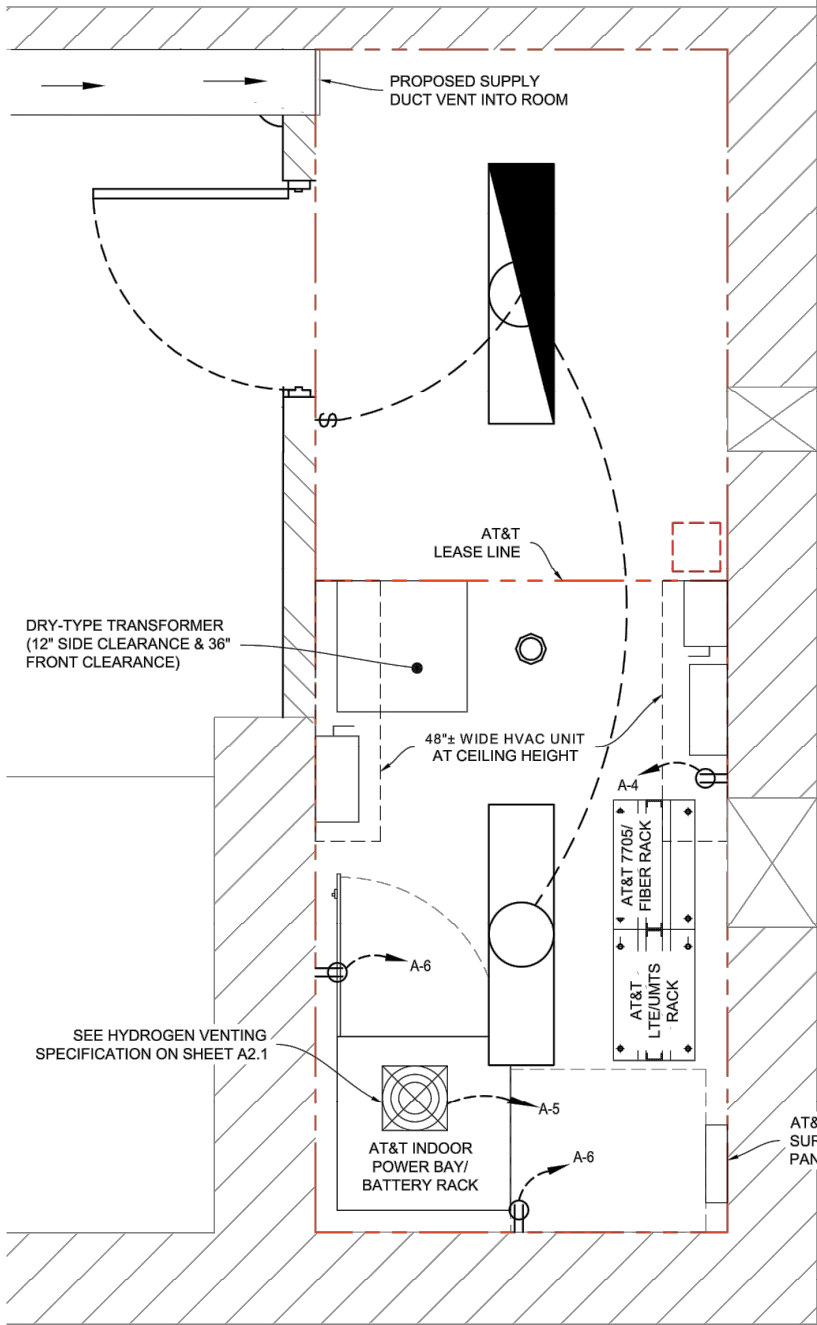


1

GENERAL ELECTRICAL NOTES	
	DUPLEX RECEPTACLE, 20A NEMA 5-20R, 18" A.F.F. UNLESS NOTED OTHERWISE. GFCI RATED. CONDUCTORS TO BE INSTALLED IN 3/4"Ø CONDUIT.
	SINGLE POLE, SINGLE THROW, 20A ROCKER LIGHT FIXTURE.
	PHOTOELECTRIC SMOKE DETECTOR.
	4' FIXTURE, W/ONE 32W T-8 LAMP & HIGH EFFICIENCY ELECTRONIC BALLAST
	4' FIXTURE, W/ONE 32W T-8 LAMP. FIXTURE SHALL INCLUDE AN INTERNAL BATTERY BACKUP TO PROVIDE 90 MINUTE MINIMUM BACKUP FOR POWER TO FIXTURE.

LEGEND	
	CADWELD CONNECTION (EXOTHERMIC WELD)
	MECHANICAL CONNECTION
	5/8"Øx10' COPPER CLAD STEEL GROUND ROD
	#2 SOLID, TINNED BARE COPPER
	#6 GREEN STRANDED INSULATED COPPER

KEYED COMPONENT NOTES:	
	NEW 480V 100A READILY ACCESSIBLE DISCONNECT CIRCUIT BREAKER, SPECIFIED ON SINGLE-LINE DIAGRAM
	NEW 1Ø 50KVA DRY TYPE TRANSFORMER, SPECIFIED ON SINGLE-LINE DIAGRAM
	NEW 240V, 200A SECONDARY DISCONNECT SPECIFIED ON SINGLE-LINE DIAGRAM
	NEW 1Ø 120/240V, 200A MANUAL TRANSFER SWITCH
	200A, 42 POSITION DISTRIBUTION PANEL
KEYED CONDUIT NOTES:	
	CONDUIT & CONDUCTORS SPECIFIED ON SINGLE-LINE DIAGRAM



EQUIPMENT ROOM POWER & LIGHTING PLAN

SCALE: 3/4" = 1'-0" (24x36)
SCALE: 3/8" = 1'-0" (11x17)

1



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SITE INFORMATION:
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PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:
EQUIPMENT
ROOM POWER &
LIGHTING PLAN

SHEET NUMBER:
E-2

KEYED COMPONENT NOTES:

1	EXISTING 225kVA, 480Y/277V UTILITY TRANSFORMER.
2	EXISTING 480V CT-CAN / J-BOX. SEE NOTE #4
3	NEW 3Ø 480/277V 100A METER (ACCEPTABLE TO POWER COMPANY)
4	NEW 3Ø 480V 100A CIRCUIT BREAKER, SQUARE D FHL36100 INSTALLED IN SUITABLE ENCLOSURE.
5	NEW 1Ø 50kVA DRY TYPE TRANSFORMER, 480V:120/240V SQUARE D EE50S3H OR EQUIVALENT. IMPEDANCE = 5.7%
6	NEW 1Ø 120/240V, 200A CIRCUIT BREAKER. SQUARE D QBL22200, RATED 10 KAIC
7	NEW 1Ø 120/240V, 200A MANUAL TRANSFER SWITCH
8	NEW 200A, 42 POSITION DISTRIBUTION PANEL
9	NEW 200A, 600VAC APPLETON GENERATOR PLUG. GENERATOR PLUG NEUTRAL IS TO BE SOLIDLY CONNECTED THROUGH MANUAL TRANSFER SWITCH TO SERVICE NEUTRAL. MODEL #AR20034-200-RS OR EQUIVALENT.
10	NEW MAIN LUGS TERMINAL BOX. SEE NOTE #4.
11	NEW 480V 100A CIRCUIT BREAKER, SQUARE D FAL24100 INSTALLED IN SUITABLE ENCLOSURE.

KEYED CONDUIT NOTES:

1	2" C MINIMUM, (4) #3/0 THWN COPPER
2	1½" C MINIMUM, (4) #2 THWN COPPER, (1) #2 COPPER GROUND
3	1" C MINIMUM, (2) #2 THWN COPPER, (1) #2 COPPER GROUND. CONDUIT ROUTING TO BE COORDINATED BY CONTRACTOR WITH BUILDING MANAGEMENT.
4	2" C MINIMUM, (3) 3/0 THWN COPPER, (1) #2 COPPER GROUND.
5	#2 B.C. IN 3/4"Ø SCH 80 PVC TO EXISTING BUILDING SERVICE GROUND.
6	REMOVE EXISTING CONDUIT & CONDUCTORS

LEGEND:

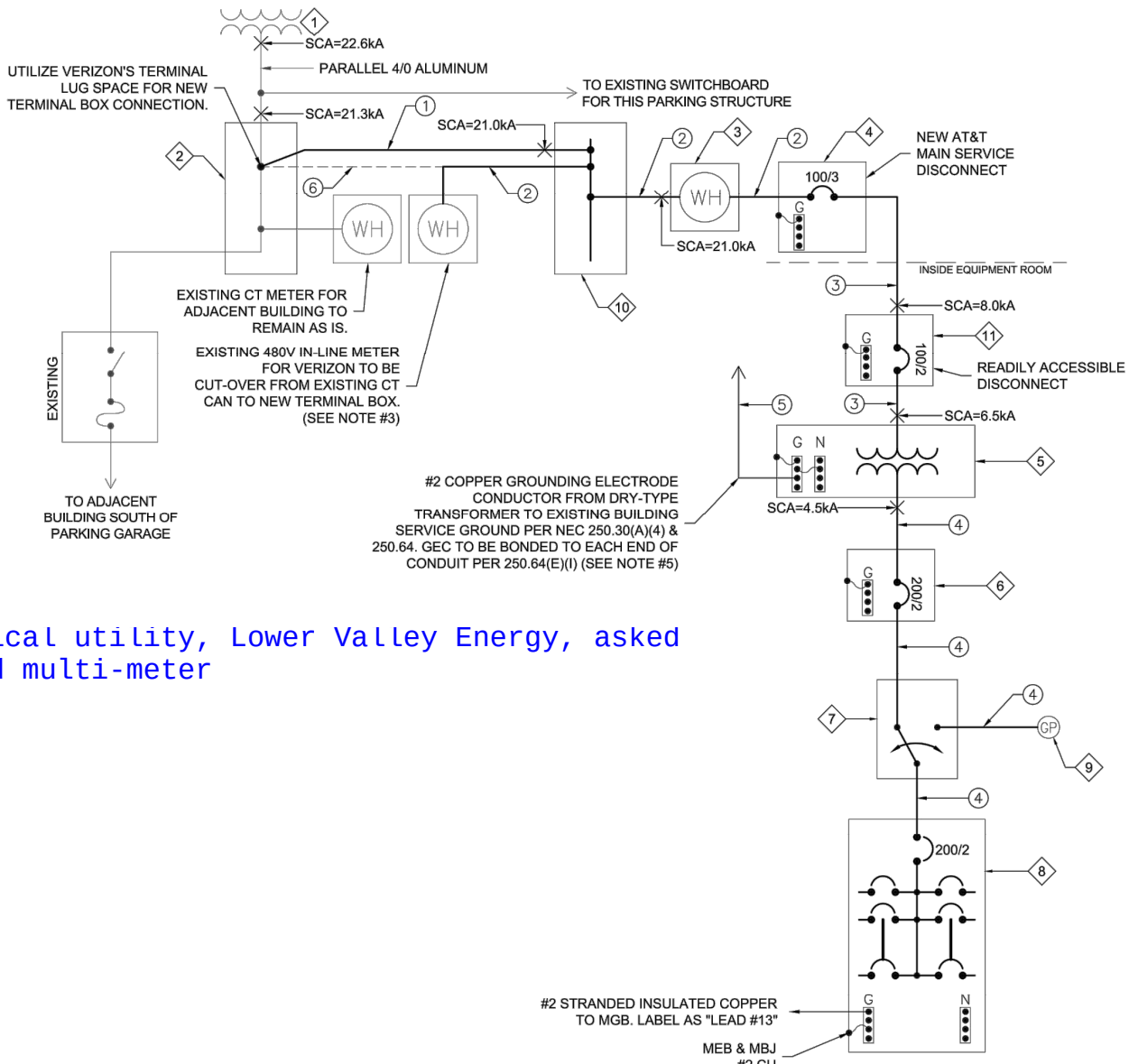
✕	INDICATES CALCULATED FAULT POINT W/AIC AMPS.
---	--

FAULT SUMMARY FOR COMM SITE:

FAULT CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:	
1	225kVA, 480Y/277V UTILITY TRANSFORMER WITH 1.2% IMPEDANCE
2	PARALLEL 4/0 ALUMINUM FROM TRANSFORMER TO CT-CAN/J-BOX
3	MINIMUM ONE-WAY CONDUCTOR LENGTH OF 18 FEET FROM TRANSFORMER TO CT-CAN/J-BOX.
4	500kCMIL COPPER FROM EXISTING CT CAN / J-BOX TO NEW TERMINAL BOX.
5	MINIMUM ONE-WAY CONDUCTOR LENGTH OF 3 FEET FROM CT CAN/J-BOX TO NEW TERMINAL BOX
6	NEW METER MOUNTED IMMEDIATELY ADJACENT TO TERMINAL BOX.
7	NEW MAIN SERVICE DISCONNECT MOUNTED IMMEDIATELY ADJACENT TO METER.
8	#2 THWN COPPER CONDUCTORS FROM MAIN SERVICE DISCONNECT TO READILY ACCESSIBLE DISCONNECT.
9	MINIMUM ONE-WAY LENGTH OF 125 FEET FROM MAIN SERVICE DISCONNECT TO READILY ACCESSIBLE DISCONNECT.
10	#2 COPPER IN STEEL CONDUIT FROM READILY ACCESSIBLE DISCONNECT TO DRY-TYPE TRANSFORMER.
11	MINIMUM ONE-WAY CONDUCTOR LENGTH OF 15 FEET FROM READILY ACCESSIBLE DISCONNECT TO DRY-TYPE TRANSFORMER.
IF FIELD CONDITIONS RESULT IN THE TRANSFORMER OR CONDUCTORS BEING LARGER THAN STATED ABOVE, OR THE CONDUCTORS BEING SHORTER, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO REVISE THE FAULT CALCULATIONS.	
UTILITY TRANSFORMER SCA _{3Ø} = 22.6kA	
CT CAN / J-BOX SCA _{3Ø} = 21.3kA	
NEW AT&T METER SCA _{3Ø} = 21.0kA	
READILY ACCESSIBLE DISCONNECT SCA _{L-L} = 8.0kA	
DRY TYPE TRANSFORMER SECONDARY TERMINALS _{L-L} = 2.9kA	
DRY TYPE TRANSFORMER SECONDARY TERMINALS _{L-N} = 4.5kA	

NOTES:

- ALL CONDUIT NOT SPECIFIED OTHERWISE SHALL BE SCH. 40 PVC BELOW GRADE, IMC ABOVE. EMT ACCEPTABLE INDOORS IN AREAS ACCESSIBLE ONLY TO AT&T AUTHORIZED PERSONNEL.
- CONTRACTOR TO ENSURE THAT EXISTING BUILDING ELECTRICAL SERVICE IS PROPERLY GROUNDED PER NEC. EXISTING BUILDING SERVICE GROUND WILL SERVE AS AT&T SERVICE GROUND AND AS GROUND FOR AT&T TRANSFORMER.
- CONTRACTOR TO COORDINATE WITH VERIZON AND ANY OTHER PARTIES WHO WILL INCUR A POWER OUTAGE RELATED TO THIS PROJECT, TO MINIMIZE OUTAGE TIME AND IMPACT ON THEIR OPERATIONS.
- CONTRACTOR HAS PREVIOUSLY VERIFIED THE ADEQUACY OF THE EXISTING CT CAN TO ACCEPT CONNECTIONS TO SUPPLY THE NEW TERMINAL BOX AND RECEIVED POWER COMPANY APPROVAL TO INSTALL THE TERMINAL BOX ON THE SUPPLY SIDE OF VERIZON AND AT&T METERS.
- CONTRACTOR TO INSTALL GROUNDING ELECTRODE CONDUCTOR FROM THIS SEPARATELY DERIVED SYSTEM TO THE EXISTING BUILDING SERVICE GROUND BY THE MOST EXPEDIENT ROUTE AVAILABLE, COORDINATED WITH BUILDING MANAGEMENT, TO MEET ALL REQUIREMENT OF NEC 250.30(A)(4) AND 250.64



AT&T PANEL SCHEDULE

MAIN: 200 AMP MAIN CIRCUIT BEAKER					AIC RATING: 22,000 AMPS				
VOLTAGE / PHASE: 120/240V, 1-PHASE, 3 WIRE					PANEL AMPACITY: 200 AMPS				
MOUNTING: SURFACE MOUNTED					ENCLOSURE: NEMA 1				
DESCRIPTION	C/B	C / NC	CIR NO.	LOAD (VA)	B-PHASE	CIR NO.	C / NC	C/B	DESCRIPTION
RECTIFIER #1	30	C	1	1440				20	1
		NC		180		2			
			3		1440			C	
RECTIFIER #2	30	C	5	1440				20	1
		NC		360		4	NC		
					180		6		
RECTIFIER #3	30	C	9	1440				20	1
		NC		101			C		
					1440		8	C	
HVAC COMPRESSOR #1	30	NC	13	1836				30	2
		C		1440		10	C		
			15		1836		14		
HVAC AIR HANDLER #1	15	NC	17	114				30	2
		C		1440		16	NC		
			19		114		18	C	
HVAC COMPRESSOR #2	15	NC	21	1836				30	2
		C		1440		20	C		
			23		1836		22		
HVAC AIR HANDLER #2	15	NC	25	114				20	2
				---		24			
			27		114		26		
BLANK	2			---			NC		
			29		---		28		
				---		30			
			31		---		32		
				---		34			
			33		---		36		
				---		38			
			35		---		40		
				---		42			
			37		---				

			39		---				
BASE LOAD (VA)				13,181	12,784	"C" DESIGNATION IDENTIFIES			
25% OF CONTINUOUS LOAD (VA)				2,186	2,176	CONTINUOUS LOADS AND MOTOR			
TOTAL LOAD (VA)				15,367	14,960	LOADS AS REQUIRED BY SECTIONS			
TOTAL LOAD (A)				128	125	230.42 AND 430.24 OF THE NEC			

SINGLE-LINE DIAGRAM & PANEL SCHEDULE

N.T.S.

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SITE INFORMATION:

TOWN OF JACKSON
PARKING GARAGE
IDL04511 RELO
NEW SITE BUILD

160 S MILLWARD STREET
JACKSON, WY 83001

SHEET TITLE:

SINGLE-LINE &
SCHEDULE

SHEET NUMBER:

E-3



Equipment Room – Structural Evaluation

Site Name: IDL04511 Town of Jackson Parking
Garage
Site Number: 14284658
Project: New Site / LTE1C
Prepared For: AT&T
Site Description: Existing Mechanical / Equipment
Room with Concrete Floor Slab
Site Location: 160 South Millward Street
Jackson, Wyoming
Teton County
43.4776580°, -110.7642330°
Design Codes: IBC 2018
ANSI/TIA-222-H
Analysis Load Case: AT&T Final Configuration
Analysis Result: Adequate



Revision 0
April 24, 2019

14284658 - 3770A0FQYD Equipment Room Structural Evaluation_R0 190424



1.0 Introduction

A structural evaluation has been performed on the existing equipment room floor slab which will support AT&T's proposed new equipment cabinets located at the IDL04511 Town of Jackson Parking Garage communications site in Teton County, Wyoming considering the final equipment loading configuration listed in Section 3.0.

2.0 Evaluation Criteria

Our structural evaluation was based on the following design parameters:

- IBC 2018 – International Building Code.
- ANSI/TIA-222-H – Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures.
- ASCE 7-16 – Minimum Design Loads and Associated Criteria for Buildings and Other Structures.
- AISC – Steel Construction Manual.
- ANSI/AWS D1.1 – Structural Welding Code.

Wind w/o ice = 105 mph (3-sec gust Ultimate Wind Speed)

Wind w/ ice = 50 mph (3-sec gust Basic) with 0.25" Design Ice, Escalated with Height*

Topographic Category 1; Exposure Category C; Structure Class (Risk Category) II

Gust Effect Factor = 1.0; Directionality Factor = 0.95; Appurtenance Shielding Factor = 0.9

Existing Structure Modification Factor = 1.0

Site Class D "Stiff Soil"; $S_s = 1.035$; $S_1 = 0.341$; $S_{DS} = 0.828$

Original Design Floor Loading:

Live Load = 150 psf (Mechanical Rooms)

Dead Load = 5 psf (Mechanical)

The following documents were provided:

- Construction Drawings – New Site Build
GeoStructural LLC, Rev-3, 4/16/19.
- Site Walk Photos
GeoStructural LLC, 3/18/18.
- Stealth Screen Install Photos
Town of Jackson Facilities Manager, 10/17/18.
- Original Building Drawings
EnCon Utah LLC, 6/18/07.
- RF Design – New Site / LTE1C
AT&T, RFDS ID: 2298054, 3/23/18.

The results of the evaluation are illustrated in Section 4.0. If any of the existing or proposed conditions reported in this analysis are not properly represented, please contact our office immediately to request an amended report.

3.0 Equipment Information

Table 3.1 – AT&T Final Equipment Cabinet Configuration¹

Equipment Cabinet (Quantity) Make/Model
(1) Indoor Power Bay / Battery Rack Weight = 1,500 lbs / Cabinet Fully Loaded)
(1) Fiber Rack Weight = 250 lbs / Cabinet Fully Loaded)
(1) LTE/UMTS Rack Weight = 500 lbs / Cabinet Fully Loaded)
(1) Electrical Transformer Weight = 500 lbs / Cabinet Fully Loaded)

1. Refer to approved Construction Drawings for additional information regarding final equipment orientations.

3.2. – Existing Structural Framing Information – Equipment Room Floor

► **Existing Equipment Room Floor Framing Configuration:**

1. Floor framing consists of 6" thick precast/prestressed concrete floor panels w/ 2" concrete topping slab. Floor panel span = 6'-6"±.

**Existing floor framing information was obtained from original design drawings and provided documents as listed above. Contractor shall verify all information prior to the commencement of any work. If framing assumptions are incorrect and not properly represented, please contact our office immediately to request an amended report as this evaluation will not be valid.*

4.0 Evaluation Results

Table 4.1 – Equipment Room Floor Capacity

Load Case	Floor Component ¹	% Capacity ²	Result
Final AT&T Equipment Room Configuration	6" Thick Prestressed Concrete Floor Panel	77%	Adequate

1. Refer to the Calculations & Software Output portion of this report for additional information.
2. Listed results are expressed as a percentage of available member capacity based upon the assumed material strengths listed in Table 4.2. 105% is an acceptable allowable stress percentage for structural components. Note that for conservatism, a standard reinforced concrete slab was used in this evaluation. The prestressed floor panels will have additional capacity than what is listed above.

Table 4.2 – Structural Component Material Strengths

Structural Component	Nominal Strength/Material ¹
Pipe	$F_y = 35$ ksi (A53, Gr. B)
Tube	$F_y = 46$ ksi (A500, Gr. B)
Structural Shapes (L, C, W, etc.), Plate / Bar	$F_y = 36$ ksi (A36)
Uni-Strut	$F_y = 33$ ksi (A570, Gr. 33)
Connection Bolts	A325
U-Bolts / Threaded Rod	SAE J429 Grade 2 (Substitution: ASTM A449) $F_y = 57$ ksi (Yield) & $F_u = 74$ ksi (Tension)
Welds	E70XX Electrodes
Concrete Topping Slab	$f'_c = 5,000$ psi
Concrete Floor Panels	$f'_c = 5,000$ psi / $F_y = 60$ ksi
Prestressing Rebar Strands	A416, 270 ksi

1. Strengths listed were assumed for this analysis and are based upon ASTM, AISC, RCSC, AWS and ACI preferred specification values. Values and materials are consistent with industry standards. Material strengths were taken from original design documents when available.

5.0 Conclusion & Recommendations

Based on AT&T's final equipment loading configuration, the existing equipment room floor slab will have sufficient capacity to support the loading considered in this analysis pursuant to the listed standards.

All data required to complete our structural evaluation was furnished by our client and per our limited site visit. GeoStructural has not conducted an independent study nor a structural mapping of the equipment room floor structure to verify existing conditions and the results of this evaluation are based solely on the information provided.

This evaluation only encompasses the areas immediately adjacent to AT&T's proposed equipment. The overall building superstructure, foundation, etc. are beyond the scope of this evaluation. If any of the existing or proposed conditions (appurtenance loading, member sizes, etc.) reported in this analysis are not properly represented, please contact our office immediately to request an amended report.

Prepared by:



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Reviewed and Approved by:



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6.0 Standard Conditions

- All data required to complete our structural analysis was furnished by our client and per our limited site visit. GeoStructural has not conducted an independent study nor a structural mapping of the floor structure or to verify existing conditions and the results of this analysis are based solely on the information provided. It has been assumed that the building structure and foundation have been constructed according to the provided existing drawings, previous structural analysis reports, mapping documents, etc.
- The default Risk Category is Category II in accordance with ANSI/TIA-222-H §A.2.2 & §A.15.0 and has been assumed for this analysis. The owner shall verify this classification conforms with original or desired reliability criteria.
- This analysis assumes that the structure has been properly installed and maintained in accordance with ANSI/TIA-222-H §15.6 and that no physical deterioration has occurred in any of the components of the structure. Damaged, missing, or rusted members were not considered.
- This analysis verifies the adequacy of the main components of the structure. Not all connections, welds, bolts, plates, etc. were individually detailed and analyzed. Where not specifically analyzed, the existing connection plates, welds, bolts, etc. were assumed adequate to develop the full capacity of the main structural members.
- No consideration has been made for unusual or extreme wind events, rime/in-cloud ice loadings, harmonic or nodal vibration, vortex shedding or other similar conditions.
- It is the owner's responsibility to determine the appropriate design wind speed and amount of ice accumulation beyond code minimum values that should be considered in the analysis.
- This analysis report does not constitute a maintenance and condition assessment. No certifications regarding maintenance and condition are expressed or implied.
- This analysis only encompasses the areas immediately adjacent to AT&T's proposed equipment. The overall building superstructure, foundation, etc. are beyond the scope of this analysis.

7.0 Calculations & Software Output

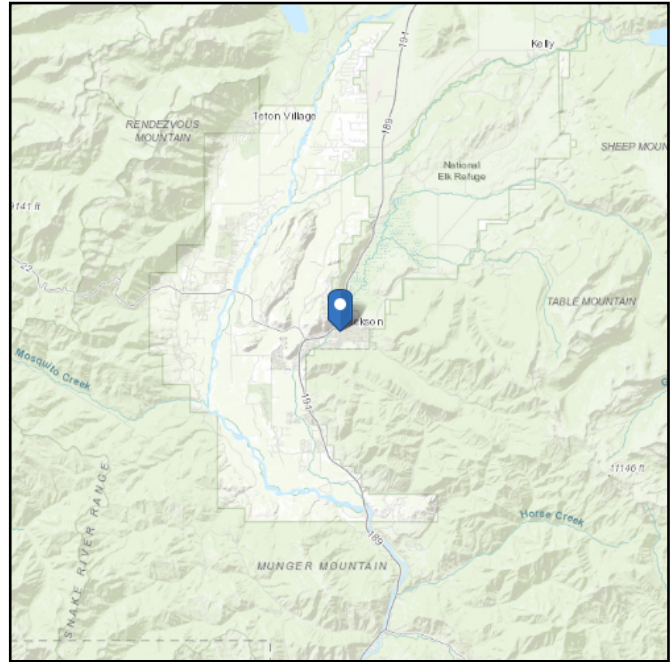
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ASCE 7 Hazards Report

Address:
No Address at This
Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see
Section 11.4.3)

Elevation: 6229.94 ft (NAVD 88)
Latitude: 43.477658
Longitude: -110.764233



Wind

Results:

Wind Speed:	105 Vmph
10-year MRI	75 Vmph
25-year MRI	81 Vmph
50-year MRI	86 Vmph
100-year MRI	91 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4

Date Accessed: Thu Apr 18 2019

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

Mountainous terrain, gorges, ocean promontories, and special wind regions should be examined for unusual wind conditions.

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	1.035	S_{D1} :	N/A
S_1 :	0.341	T_L :	8
F_a :	1.2	PGA :	0.459
F_v :	N/A	PGA _M :	0.551
S_{MS} :	1.242	F_{PGA} :	1.2
S_{M1} :	N/A	I_e :	1
S_{DS} :	0.828	C_v :	1.307

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Thu Apr 18 2019

Date Source: [USGS Seismic Design Maps](#)

Ice

Results:

Ice Thickness: 0.25 in.

Concurrent Temperature: 5 F

Gust Speed: 50 mph

Data Source: Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

Date Accessed: Thu Apr 18 2019

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

In the mountain west, ice thicknesses may exceed the mapped values in the foothills and passes. However, at elevations above 5,000 ft, freezing rain is unlikely.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

Concrete Beam

58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6

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Licensee : GeoStructural, LLC

Lic. # : KW-06009677

Description : Existing Floor Panel

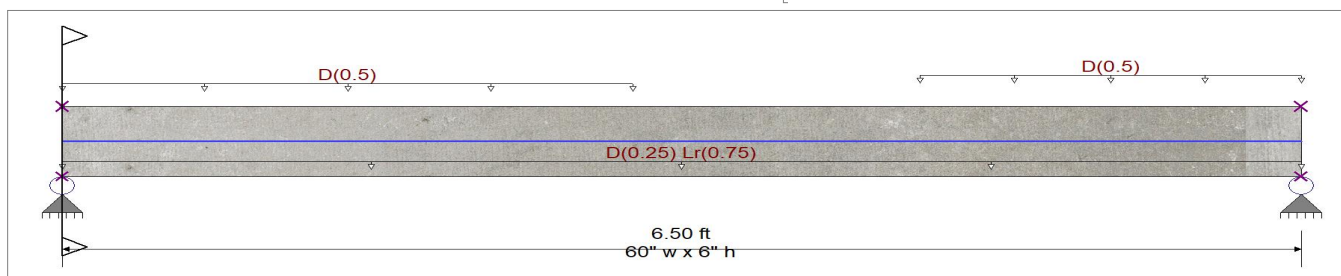
CODE REFERENCES

Calculations per ACI 318-14, IBC 2018, CBC 2019, ASCE 7-16

Load Combination Set : IBC 2018

Material Properties

f'_c	=	5.0 ksi	ϕ Phi Values	Flexure :	0.90
$f_r = f'_c^{1/2} * 7.50$	=	530.33 psi		Shear :	0.750
Ψ Density	=	145.0 pcf	β_1	=	0.80
λ LtWt Factor	=	1.0			
Elastic Modulus	=	3,122.0 ksi	Fy - Stirrups	=	40.0 ksi
f_y - Main Rebar	=	60.0 ksi	E - Stirrups	=	29,000.0 ksi
E - Main Rebar	=	29,000.0 ksi	Stirrup Bar Size #	=	3
			Number of Resisting Legs Per Stirrup	=	2



Cross Section & Reinforcing Details

Rectangular Section, Width = 60.0 in, Height = 6.0 in

Span #1 Reinforcing....

4-#5 at 3.0 in from Bottom, from 0.0 to 6.50 ft in this span

Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads

Load for Span Number 1

Uniform Load : D = 0.050, Lr = 0.150 ksf, Tributary Width = 5.0 ft, (Uniform Floor Load)

Uniform Load : D = 0.50 k/ft, Extent = 0.0 --> 3.0 ft, Tributary Width = 1.0 ft, (Proposed AT&T Battery Cabinet)

Uniform Load : D = 0.50 k/ft, Extent = 4.50 --> 6.50 ft, Tributary Width = 1.0 ft, (Proposed AT&T Equipment Cabinets)

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.765 : 1	Maximum Deflection	
Section used for this span	Typical Section	Max Downward Transient Deflection	0.009 in Ratio = 8733 >=360.
Mu : Applied	12.183 k-ft	Max Upward Transient Deflection	0.000 in Ratio = 0 <360.0
Mn * Phi : Allowable	15.926 k-ft	Max Downward Total Deflection	0.020 in Ratio = 3879 >=180.
Location of maximum on span	3.126 ft	Max Upward Total Deflection	0.000 in Ratio = 0 <180.0
Span # where maximum occurs	Span # 1		

Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Overall MAXimum	5.736	5.620
Overall MINimum	1.979	1.910
+D+H	3.298	3.183
+D+L+H	3.298	3.183
+D+Lr+H	5.736	5.620
+D+S+H	3.298	3.183
+D+0.750Lr+0.750L+H	5.126	5.011

Concrete Beam

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Lic. #: KW-06009677

Licensee: GeoStructural, LLC

Description: Existing Floor Panel

Vertical Reactions

Support notation: Far left is #1

Load Combination	Support 1	Support 2
+D+0.750L+0.750S+H	3.298	3.183
+D+0.60W+H	3.298	3.183
+D+0.70E+H	3.298	3.183
+D+0.750Lr+0.750L+0.450W+H	5.126	5.011
+D+0.750L+0.750S+0.450W+H	3.298	3.183
+D+0.750L+0.750S+0.5250E+H	3.298	3.183
+0.60D+0.60W+0.60H	1.979	1.910
+0.60D+0.70E+0.60H	1.979	1.910
D Only	3.298	3.183
Lr Only	2.437	2.437
L Only		
S Only		
W Only		
E Only		
H Only		

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu (k)		Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in)	
				Actual	Design							Req'd	Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	0.00	3.00	7.86	7.86	0.00	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.01	3.00	7.83	7.83	0.09	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.02	3.00	7.80	7.80	0.19	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.04	3.00	7.77	7.77	0.28	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.05	3.00	7.74	7.74	0.37	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.06	3.00	7.71	7.71	0.46	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.07	3.00	7.68	7.68	0.55	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.08	3.00	7.65	7.65	0.64	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.09	3.00	7.62	7.62	0.73	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.11	3.00	7.59	7.59	0.82	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.12	3.00	7.56	7.56	0.91	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.13	3.00	7.53	7.53	1.00	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.14	3.00	7.50	7.50	1.09	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.15	3.00	7.47	7.47	1.18	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.17	3.00	7.44	7.44	1.27	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.18	3.00	7.41	7.41	1.36	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.19	3.00	7.38	7.38	1.44	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.20	3.00	7.35	7.35	1.53	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.21	3.00	7.32	7.32	1.62	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.22	3.00	7.29	7.29	1.70	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.24	3.00	7.26	7.26	1.79	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.25	3.00	7.23	7.23	1.88	0.96	20.38	Vu < PhiVc/2	lot Req'd 9.6.:	20.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.26	3.00	7.20	7.20	1.96	0.92	20.27	Vu < PhiVc/2	lot Req'd 9.6.:	20.3	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.27	3.00	7.17	7.17	2.05	0.88	20.17	Vu < PhiVc/2	lot Req'd 9.6.:	20.2	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.28	3.00	7.14	7.14	2.13	0.84	20.08	Vu < PhiVc/2	lot Req'd 9.6.:	20.1	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.30	3.00	7.11	7.11	2.21	0.80	20.00	Vu < PhiVc/2	lot Req'd 9.6.:	20.0	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.31	3.00	7.08	7.08	2.30	0.77	19.93	Vu < PhiVc/2	lot Req'd 9.6.:	19.9	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.32	3.00	7.05	7.05	2.38	0.74	19.86	Vu < PhiVc/2	lot Req'd 9.6.:	19.9	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.33	3.00	7.02	7.02	2.47	0.71	19.79	Vu < PhiVc/2	lot Req'd 9.6.:	19.8	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.34	3.00	6.99	6.99	2.55	0.69	19.73	Vu < PhiVc/2	lot Req'd 9.6.:	19.7	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.36	3.00	6.96	6.96	2.63	0.66	19.67	Vu < PhiVc/2	lot Req'd 9.6.:	19.7	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.37	3.00	6.93	6.93	2.71	0.64	19.62	Vu < PhiVc/2	lot Req'd 9.6.:	19.6	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.38	3.00	6.90	6.90	2.80	0.62	19.57	Vu < PhiVc/2	lot Req'd 9.6.:	19.6	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.39	3.00	6.87	6.87	2.88	0.60	19.52	Vu < PhiVc/2	lot Req'd 9.6.:	19.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.40	3.00	6.84	6.84	2.96	0.58	19.48	Vu < PhiVc/2	lot Req'd 9.6.:	19.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.41	3.00	6.81	6.81	3.04	0.56	19.44	Vu < PhiVc/2	lot Req'd 9.6.:	19.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.43	3.00	6.78	6.78	3.12	0.54	19.40	Vu < PhiVc/2	lot Req'd 9.6.:	19.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.44	3.00	6.75	6.75	3.20	0.53	19.36	Vu < PhiVc/2	lot Req'd 9.6.:	19.4	0.0	0.0

Concrete Beam

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Lic. #: KW-06009677

Licensee: GeoStructural, LLC

Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu Actual	(k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	0.45	3.00	6.72	6.72	3.28	0.51	19.33	Vu < PhiVc/2	lot Req'd 9.6.	19.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.46	3.00	6.69	6.69	3.36	0.50	19.29	Vu < PhiVc/2	lot Req'd 9.6.	19.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.47	3.00	6.66	6.66	3.44	0.48	19.26	Vu < PhiVc/2	lot Req'd 9.6.	19.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.49	3.00	6.63	6.63	3.52	0.47	19.23	Vu < PhiVc/2	lot Req'd 9.6.	19.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.50	3.00	6.60	6.60	3.59	0.46	19.20	Vu < PhiVc/2	lot Req'd 9.6.	19.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.51	3.00	6.57	6.57	3.67	0.45	19.18	Vu < PhiVc/2	lot Req'd 9.6.	19.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.52	3.00	6.54	6.54	3.75	0.44	19.15	Vu < PhiVc/2	lot Req'd 9.6.	19.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.53	3.00	6.51	6.51	3.83	0.43	19.13	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.54	3.00	6.48	6.48	3.90	0.41	19.10	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.56	3.00	6.45	6.45	3.98	0.40	19.08	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.57	3.00	6.42	6.42	4.06	0.40	19.06	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.58	3.00	6.39	6.39	4.13	0.39	19.04	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.59	3.00	6.36	6.36	4.21	0.38	19.02	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.60	3.00	6.33	6.33	4.28	0.37	19.00	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.62	3.00	6.30	6.30	4.36	0.36	18.98	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.63	3.00	6.27	6.27	4.43	0.35	18.96	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.64	3.00	6.24	6.24	4.51	0.35	18.94	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.65	3.00	6.21	6.21	4.58	0.34	18.93	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.66	3.00	6.18	6.18	4.65	0.33	18.91	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.67	3.00	6.15	6.15	4.73	0.33	18.89	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.69	3.00	6.12	6.12	4.80	0.32	18.88	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.70	3.00	6.09	6.09	4.87	0.31	18.86	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.71	3.00	6.06	6.06	4.94	0.31	18.85	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.72	3.00	6.03	6.03	5.01	0.30	18.84	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.73	3.00	6.00	6.00	5.09	0.29	18.82	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.75	3.00	5.97	5.97	5.16	0.29	18.81	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.76	3.00	5.94	5.94	5.23	0.28	18.80	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.77	3.00	5.91	5.91	5.30	0.28	18.79	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.78	3.00	5.88	5.88	5.37	0.27	18.77	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.79	3.00	5.85	5.85	5.44	0.27	18.76	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.81	3.00	5.82	5.82	5.50	0.26	18.75	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.82	3.00	5.79	5.79	5.57	0.26	18.74	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.83	3.00	5.76	5.76	5.64	0.26	18.73	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.84	3.00	5.73	5.73	5.71	0.25	18.72	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.85	3.00	5.70	5.70	5.78	0.25	18.71	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.86	3.00	5.67	5.67	5.84	0.24	18.70	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.88	3.00	5.64	5.64	5.91	0.24	18.69	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.89	3.00	5.61	5.61	5.98	0.23	18.68	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.90	3.00	5.58	5.58	6.04	0.23	18.67	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.91	3.00	5.55	5.55	6.11	0.23	18.66	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.92	3.00	5.52	5.52	6.18	0.22	18.66	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.94	3.00	5.49	5.49	6.24	0.22	18.65	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.95	3.00	5.46	5.46	6.31	0.22	18.64	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.96	3.00	5.43	5.43	6.37	0.21	18.63	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.97	3.00	5.40	5.40	6.43	0.21	18.62	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.98	3.00	5.37	5.37	6.50	0.21	18.62	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	0.99	3.00	5.34	5.34	6.56	0.20	18.61	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.01	3.00	5.31	5.31	6.62	0.20	18.60	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.02	3.00	5.28	5.28	6.69	0.20	18.60	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.03	3.00	5.25	5.25	6.75	0.19	18.59	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.04	3.00	5.22	5.22	6.81	0.19	18.58	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.05	3.00	5.19	5.19	6.87	0.19	18.58	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.07	3.00	5.16	5.16	6.93	0.19	18.57	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.08	3.00	5.13	5.13	6.99	0.18	18.56	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0

Concrete Beam	58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6
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Description: Existing Floor Panel

Licensee: GeoStructural, LLC

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu (k)		Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in)	
				Actual	Design							Req'd	Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	1.09	3.00	5.10	5.10	7.06	0.18	18.56	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.10	3.00	5.07	5.07	7.12	0.18	18.55	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.11	3.00	5.04	5.04	7.18	0.18	18.55	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.12	3.00	5.01	5.01	7.23	0.17	18.54	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.14	3.00	4.98	4.98	7.29	0.17	18.53	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.15	3.00	4.95	4.95	7.35	0.17	18.53	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.16	3.00	4.92	4.92	7.41	0.17	18.52	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.17	3.00	4.89	4.89	7.47	0.16	18.52	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.18	3.00	4.86	4.86	7.53	0.16	18.51	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.20	3.00	4.83	4.83	7.58	0.16	18.51	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.21	3.00	4.80	4.80	7.64	0.16	18.50	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.22	3.00	4.77	4.77	7.70	0.15	18.50	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.23	3.00	4.74	4.74	7.75	0.15	18.49	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.24	3.00	4.71	4.71	7.81	0.15	18.49	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.26	3.00	4.68	4.68	7.87	0.15	18.48	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.27	3.00	4.65	4.65	7.92	0.15	18.48	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.28	3.00	4.62	4.62	7.98	0.14	18.47	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.29	3.00	4.59	4.59	8.03	0.14	18.47	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.30	3.00	4.56	4.56	8.08	0.14	18.46	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.31	3.00	4.53	4.53	8.14	0.14	18.46	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.33	3.00	4.50	4.50	8.19	0.14	18.46	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.34	3.00	4.47	4.47	8.24	0.14	18.45	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.35	3.00	4.44	4.44	8.30	0.13	18.45	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.36	3.00	4.41	4.41	8.35	0.13	18.44	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.37	3.00	4.38	4.38	8.40	0.13	18.44	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.39	3.00	4.35	4.35	8.45	0.13	18.44	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.40	3.00	4.32	4.32	8.50	0.13	18.43	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.41	3.00	4.29	4.29	8.56	0.13	18.43	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.42	3.00	4.26	4.26	8.61	0.12	18.42	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.43	3.00	4.23	4.23	8.66	0.12	18.42	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.44	3.00	4.20	4.20	8.71	0.12	18.42	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.46	3.00	4.17	4.17	8.76	0.12	18.41	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.47	3.00	4.14	4.14	8.80	0.12	18.41	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.48	3.00	4.11	4.11	8.85	0.12	18.41	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.49	3.00	4.08	4.08	8.90	0.11	18.40	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.50	3.00	4.05	4.05	8.95	0.11	18.40	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.52	3.00	4.02	4.02	9.00	0.11	18.40	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.53	3.00	3.99	3.99	9.04	0.11	18.39	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.54	3.00	3.96	3.96	9.09	0.11	18.39	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.55	3.00	3.93	3.93	9.14	0.11	18.39	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.56	3.00	3.90	3.90	9.18	0.11	18.38	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.57	3.00	3.87	3.87	9.23	0.10	18.38	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.59	3.00	3.84	3.84	9.28	0.10	18.38	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.60	3.00	3.81	3.81	9.32	0.10	18.37	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.61	3.00	3.78	3.78	9.37	0.10	18.37	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.62	3.00	3.75	3.75	9.41	0.10	18.37	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.63	3.00	3.72	3.72	9.46	0.10	18.37	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.65	3.00	3.69	3.69	9.50	0.10	18.36	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.66	3.00	3.66	3.66	9.54	0.10	18.36	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.67	3.00	3.63	3.63	9.59	0.09	18.36	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.68	3.00	3.60	3.60	9.63	0.09	18.35	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.69	3.00	3.57	3.57	9.67	0.09	18.35	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.70	3.00	3.54	3.54	9.71	0.09	18.35	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0	0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.72	3.00	3.51	3.51	9.75	0.09	18.35	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0	0.0

Concrete Beam

58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6

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Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu (k) Actual	Vu (k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	1.73	3.00	3.48	3.48	9.80	0.09	18.34	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.74	3.00	3.45	3.45	9.84	0.09	18.34	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.75	3.00	3.42	3.42	9.88	0.09	18.34	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.76	3.00	3.39	3.39	9.92	0.09	18.34	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.78	3.00	3.36	3.36	9.96	0.08	18.33	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.79	3.00	3.33	3.33	10.00	0.08	18.33	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.80	3.00	3.30	3.30	10.04	0.08	18.33	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.81	3.00	3.27	3.27	10.08	0.08	18.33	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.82	3.00	3.24	3.24	10.11	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.84	3.00	3.21	3.21	10.15	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.85	3.00	3.18	3.18	10.19	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.86	3.00	3.15	3.15	10.23	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.87	3.00	3.12	3.12	10.26	0.08	18.31	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.88	3.00	3.09	3.09	10.30	0.07	18.31	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.89	3.00	3.06	3.06	10.34	0.07	18.31	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.91	3.00	3.03	3.03	10.37	0.07	18.31	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.92	3.00	3.00	3.00	10.41	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.93	3.00	2.97	2.97	10.44	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.94	3.00	2.94	2.94	10.48	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.95	3.00	2.91	2.91	10.51	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.97	3.00	2.88	2.88	10.55	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.98	3.00	2.85	2.85	10.58	0.07	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	1.99	3.00	2.82	2.82	10.62	0.07	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.00	3.00	2.79	2.79	10.65	0.07	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.01	3.00	2.76	2.76	10.68	0.06	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.02	3.00	2.73	2.73	10.71	0.06	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.04	3.00	2.70	2.70	10.75	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.05	3.00	2.67	2.67	10.78	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.06	3.00	2.64	2.64	10.81	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.07	3.00	2.61	2.61	10.84	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.08	3.00	2.58	2.58	10.87	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.10	3.00	2.55	2.55	10.90	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.11	3.00	2.52	2.52	10.93	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.12	3.00	2.49	2.49	10.96	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.13	3.00	2.46	2.46	10.99	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.14	3.00	2.43	2.43	11.02	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.15	3.00	2.40	2.40	11.05	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.17	3.00	2.37	2.37	11.08	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.18	3.00	2.34	2.34	11.10	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.19	3.00	2.31	2.31	11.13	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.20	3.00	2.28	2.28	11.16	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.21	3.00	2.25	2.25	11.18	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.23	3.00	2.22	2.22	11.21	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.24	3.00	2.19	2.19	11.24	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.25	3.00	2.16	2.16	11.26	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.26	3.00	2.13	2.13	11.29	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.27	3.00	2.10	2.10	11.31	0.05	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.29	3.00	2.07	2.07	11.34	0.05	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.30	3.00	2.04	2.04	11.36	0.04	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.31	3.00	2.01	2.01	11.39	0.04	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.32	3.00	1.98	1.98	11.41	0.04	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.33	3.00	1.95	1.95	11.43	0.04	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.34	3.00	1.92	1.92	11.46	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.36	3.00	1.89	1.89	11.48	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0

Concrete Beam

58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6

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Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu Actual	(k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	2.37	3.00	1.86	1.86	11.50	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.38	3.00	1.83	1.83	11.52	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.39	3.00	1.80	1.80	11.54	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.40	3.00	1.77	1.77	11.56	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.42	3.00	1.74	1.74	11.59	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.43	3.00	1.71	1.71	11.61	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.44	3.00	1.68	1.68	11.63	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.45	3.00	1.65	1.65	11.65	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.46	3.00	1.62	1.62	11.66	0.03	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.47	3.00	1.59	1.59	11.68	0.03	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.49	3.00	1.56	1.56	11.70	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.50	3.00	1.53	1.53	11.72	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.51	3.00	1.50	1.50	11.74	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.52	3.00	1.47	1.47	11.76	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.53	3.00	1.44	1.44	11.77	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.55	3.00	1.41	1.41	11.79	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.56	3.00	1.38	1.38	11.81	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.57	3.00	1.35	1.35	11.82	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.58	3.00	1.32	1.32	11.84	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.59	3.00	1.28	1.28	11.85	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.60	3.00	1.25	1.25	11.87	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.62	3.00	1.22	1.22	11.88	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.63	3.00	1.19	1.19	11.90	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.64	3.00	1.16	1.16	11.91	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.65	3.00	1.13	1.13	11.93	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.66	3.00	1.10	1.10	11.94	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.68	3.00	1.07	1.07	11.95	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.69	3.00	1.04	1.04	11.96	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.70	3.00	1.01	1.01	11.98	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.71	3.00	0.98	0.98	11.99	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.72	3.00	0.95	0.95	12.00	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.73	3.00	0.92	0.92	12.01	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.75	3.00	0.89	0.89	12.02	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.76	3.00	0.86	0.86	12.03	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.77	3.00	0.83	0.83	12.04	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.78	3.00	0.80	0.80	12.05	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.79	3.00	0.77	0.77	12.06	0.02	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.81	3.00	0.74	0.74	12.07	0.02	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.82	3.00	0.71	0.71	12.08	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.83	3.00	0.68	0.68	12.09	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.84	3.00	0.65	0.65	12.09	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.85	3.00	0.62	0.62	12.10	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.87	3.00	0.59	0.59	12.11	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.88	3.00	0.56	0.56	12.12	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.89	3.00	0.53	0.53	12.12	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.90	3.00	0.50	0.50	12.13	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.91	3.00	0.47	0.47	12.13	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.92	3.00	0.44	0.44	12.14	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.94	3.00	0.41	0.41	12.15	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.95	3.00	0.38	0.38	12.15	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.96	3.00	0.35	0.35	12.15	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.97	3.00	0.32	0.32	12.16	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	2.98	3.00	0.29	0.29	12.16	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.00	3.00	0.26	0.26	12.17	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0

Concrete Beam

58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6

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Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu Actual	(k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	3.01	3.00	0.24	0.24	12.17	0.00	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.02	3.00	0.22	0.22	12.17	0.00	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.03	3.00	0.19	0.19	12.17	0.00	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.04	3.00	0.17	0.17	12.18	0.00	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.05	3.00	0.15	0.15	12.18	0.00	18.14	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.07	3.00	0.12	0.12	12.18	0.00	18.14	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.40D+1.60H	1	3.08	3.00	-0.12	0.12	6.84	0.00	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.40D+1.60H	1	3.09	3.00	-0.13	0.13	6.84	0.00	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.40D+1.60H	1	3.10	3.00	-0.14	0.14	6.83	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.1	0.0 0.0
+1.40D+1.60H	1	3.11	3.00	-0.15	0.15	6.83	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.13	3.00	-0.16	0.16	6.83	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.14	3.00	-0.17	0.17	6.83	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.15	3.00	-0.18	0.18	6.83	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.16	3.00	-0.19	0.19	6.82	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.17	3.00	-0.20	0.20	6.82	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.18	3.00	-0.21	0.21	6.82	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.20	3.00	-0.22	0.22	6.82	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.21	3.00	-0.23	0.23	6.81	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.22	3.00	-0.24	0.24	6.81	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.23	3.00	-0.25	0.25	6.81	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.24	3.00	-0.26	0.26	6.81	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.26	3.00	-0.27	0.27	6.80	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.27	3.00	-0.28	0.28	6.80	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.40D+1.60H	1	3.28	3.00	-0.29	0.29	6.80	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.29	3.00	-0.31	0.31	12.16	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.30	3.00	-0.33	0.33	12.15	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.32	3.00	-0.36	0.36	12.15	0.01	18.15	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.33	3.00	-0.38	0.38	12.15	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.34	3.00	-0.40	0.40	12.14	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.35	3.00	-0.43	0.43	12.14	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.36	3.00	-0.45	0.45	12.13	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.37	3.00	-0.47	0.47	12.13	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.39	3.00	-0.49	0.49	12.12	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.40	3.00	-0.52	0.52	12.11	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.41	3.00	-0.54	0.54	12.11	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.42	3.00	-0.56	0.56	12.10	0.01	18.16	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.43	3.00	-0.59	0.59	12.09	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.45	3.00	-0.61	0.61	12.09	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.46	3.00	-0.63	0.63	12.08	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.47	3.00	-0.65	0.65	12.07	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.48	3.00	-0.68	0.68	12.06	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.49	3.00	-0.70	0.70	12.06	0.01	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.50	3.00	-0.72	0.72	12.05	0.02	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.52	3.00	-0.75	0.75	12.04	0.02	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.53	3.00	-0.77	0.77	12.03	0.02	18.17	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.54	3.00	-0.79	0.79	12.02	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.55	3.00	-0.81	0.81	12.01	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.56	3.00	-0.84	0.84	12.00	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.58	3.00	-0.86	0.86	11.99	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.59	3.00	-0.88	0.88	11.98	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.60	3.00	-0.91	0.91	11.97	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.61	3.00	-0.93	0.93	11.96	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.62	3.00	-0.95	0.95	11.95	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.63	3.00	-0.98	0.98	11.94	0.02	18.18	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0

Concrete Beam

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Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu Actual	(k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	3.65	3.00	-1.00	1.00	11.93	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.66	3.00	-1.02	1.02	11.91	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.67	3.00	-1.04	1.04	11.90	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.68	3.00	-1.07	1.07	11.89	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.69	3.00	-1.09	1.09	11.88	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.71	3.00	-1.11	1.11	11.86	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.72	3.00	-1.14	1.14	11.85	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.73	3.00	-1.16	1.16	11.84	0.02	18.19	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.74	3.00	-1.18	1.18	11.82	0.02	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.75	3.00	-1.20	1.20	11.81	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.77	3.00	-1.23	1.23	11.79	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.78	3.00	-1.25	1.25	11.78	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.79	3.00	-1.27	1.27	11.76	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.80	3.00	-1.30	1.30	11.75	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.81	3.00	-1.32	1.32	11.73	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.82	3.00	-1.34	1.34	11.72	0.03	18.20	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.84	3.00	-1.36	1.36	11.70	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.85	3.00	-1.39	1.39	11.69	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.86	3.00	-1.41	1.41	11.67	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.87	3.00	-1.43	1.43	11.65	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.88	3.00	-1.46	1.46	11.63	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.90	3.00	-1.48	1.48	11.62	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.91	3.00	-1.50	1.50	11.60	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.92	3.00	-1.53	1.53	11.58	0.03	18.21	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.93	3.00	-1.55	1.55	11.56	0.03	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.94	3.00	-1.57	1.57	11.55	0.03	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.95	3.00	-1.59	1.59	11.53	0.03	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.97	3.00	-1.62	1.62	11.51	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.98	3.00	-1.64	1.64	11.49	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	3.99	3.00	-1.66	1.66	11.47	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.00	3.00	-1.69	1.69	11.45	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.01	3.00	-1.71	1.71	11.43	0.04	18.22	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.03	3.00	-1.73	1.73	11.41	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.04	3.00	-1.75	1.75	11.39	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.05	3.00	-1.78	1.78	11.37	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.06	3.00	-1.80	1.80	11.35	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.07	3.00	-1.82	1.82	11.32	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.08	3.00	-1.85	1.85	11.30	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.10	3.00	-1.87	1.87	11.28	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.11	3.00	-1.89	1.89	11.26	0.04	18.23	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.12	3.00	-1.91	1.91	11.24	0.04	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.13	3.00	-1.94	1.94	11.21	0.04	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.14	3.00	-1.96	1.96	11.19	0.04	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.16	3.00	-1.98	1.98	11.17	0.04	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.17	3.00	-2.01	2.01	11.14	0.05	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.18	3.00	-2.03	2.03	11.12	0.05	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.19	3.00	-2.05	2.05	11.09	0.05	18.24	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.20	3.00	-2.08	2.08	11.07	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.21	3.00	-2.10	2.10	11.05	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.23	3.00	-2.12	2.12	11.02	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.24	3.00	-2.14	2.14	11.00	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.25	3.00	-2.17	2.17	10.97	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.26	3.00	-2.19	2.19	10.94	0.05	18.25	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.27	3.00	-2.21	2.21	10.92	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0

Concrete Beam

58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6

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Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu Actual	(k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	4.29	3.00	-2.24	2.24	10.89	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.30	3.00	-2.26	2.26	10.87	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.31	3.00	-2.28	2.28	10.84	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.32	3.00	-2.30	2.30	10.81	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.33	3.00	-2.33	2.33	10.78	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.35	3.00	-2.35	2.35	10.76	0.05	18.26	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.36	3.00	-2.37	2.37	10.73	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.37	3.00	-2.40	2.40	10.70	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.38	3.00	-2.42	2.42	10.67	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.39	3.00	-2.44	2.44	10.64	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.40	3.00	-2.46	2.46	10.61	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.42	3.00	-2.49	2.49	10.58	0.06	18.27	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.43	3.00	-2.51	2.51	10.55	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.44	3.00	-2.53	2.53	10.52	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.45	3.00	-2.56	2.56	10.49	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.46	3.00	-2.58	2.58	10.46	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.48	3.00	-2.60	2.60	10.43	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.49	3.00	-2.62	2.62	10.40	0.06	18.28	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.50	3.00	-2.65	2.65	10.37	0.06	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.51	3.00	-2.68	2.68	10.34	0.06	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.52	3.00	-2.71	2.71	10.31	0.07	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.53	3.00	-2.74	2.74	10.28	0.07	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.55	3.00	-2.77	2.77	10.24	0.07	18.29	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.56	3.00	-2.80	2.80	10.21	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.57	3.00	-2.83	2.83	10.18	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.58	3.00	-2.86	2.86	10.14	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.59	3.00	-2.89	2.89	10.11	0.07	18.30	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.61	3.00	-2.92	2.92	10.07	0.07	18.31	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.62	3.00	-2.95	2.95	10.04	0.07	18.31	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.63	3.00	-2.98	2.98	10.01	0.07	18.31	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.64	3.00	-3.01	3.01	9.97	0.08	18.31	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.65	3.00	-3.04	3.04	9.93	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.66	3.00	-3.07	3.07	9.90	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.68	3.00	-3.10	3.10	9.86	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.69	3.00	-3.13	3.13	9.82	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.70	3.00	-3.16	3.16	9.79	0.08	18.32	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.71	3.00	-3.19	3.19	9.75	0.08	18.33	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.72	3.00	-3.22	3.22	9.71	0.08	18.33	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.74	3.00	-3.25	3.25	9.67	0.08	18.33	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.75	3.00	-3.28	3.28	9.63	0.09	18.34	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.76	3.00	-3.31	3.31	9.60	0.09	18.34	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.77	3.00	-3.34	3.34	9.56	0.09	18.34	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.78	3.00	-3.37	3.37	9.52	0.09	18.34	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.80	3.00	-3.40	3.40	9.48	0.09	18.35	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.81	3.00	-3.43	3.43	9.44	0.09	18.35	Vu < PhiVc/2	lot Req'd 9.6.	18.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.82	3.00	-3.46	3.46	9.40	0.09	18.35	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.83	3.00	-3.49	3.49	9.35	0.09	18.35	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.84	3.00	-3.52	3.52	9.31	0.09	18.36	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.85	3.00	-3.55	3.55	9.27	0.10	18.36	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.87	3.00	-3.58	3.58	9.23	0.10	18.36	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.88	3.00	-3.61	3.61	9.19	0.10	18.37	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.89	3.00	-3.64	3.64	9.14	0.10	18.37	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.90	3.00	-3.67	3.67	9.10	0.10	18.37	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.91	3.00	-3.70	3.70	9.06	0.10	18.37	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0

Concrete Beam

58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6

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Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu Actual	(k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	4.93	3.00	-3.73	3.73	9.01	0.10	18.38	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.94	3.00	-3.76	3.76	8.97	0.10	18.38	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.95	3.00	-3.79	3.79	8.92	0.11	18.38	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.96	3.00	-3.82	3.82	8.88	0.11	18.39	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.97	3.00	-3.85	3.85	8.83	0.11	18.39	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	4.98	3.00	-3.88	3.88	8.79	0.11	18.39	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.00	3.00	-3.91	3.91	8.74	0.11	18.40	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.01	3.00	-3.94	3.94	8.70	0.11	18.40	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.02	3.00	-3.97	3.97	8.65	0.11	18.40	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.03	3.00	-4.00	4.00	8.60	0.12	18.41	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.04	3.00	-4.03	4.03	8.55	0.12	18.41	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.06	3.00	-4.06	4.06	8.51	0.12	18.41	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.07	3.00	-4.09	4.09	8.46	0.12	18.42	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.08	3.00	-4.12	4.12	8.41	0.12	18.42	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.09	3.00	-4.15	4.15	8.36	0.12	18.43	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.10	3.00	-4.18	4.18	8.31	0.13	18.43	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.11	3.00	-4.21	4.21	8.26	0.13	18.43	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.13	3.00	-4.24	4.24	8.21	0.13	18.44	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.14	3.00	-4.27	4.27	8.16	0.13	18.44	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.15	3.00	-4.30	4.30	8.11	0.13	18.45	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.16	3.00	-4.33	4.33	8.06	0.13	18.45	Vu < PhiVc/2	lot Req'd 9.6.	18.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.17	3.00	-4.36	4.36	8.01	0.14	18.45	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.19	3.00	-4.39	4.39	7.96	0.14	18.46	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.20	3.00	-4.42	4.42	7.90	0.14	18.46	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.21	3.00	-4.45	4.45	7.85	0.14	18.47	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.22	3.00	-4.48	4.48	7.80	0.14	18.47	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.23	3.00	-4.51	4.51	7.75	0.15	18.48	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.24	3.00	-4.54	4.54	7.69	0.15	18.48	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.26	3.00	-4.57	4.57	7.64	0.15	18.48	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.27	3.00	-4.60	4.60	7.58	0.15	18.49	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.28	3.00	-4.63	4.63	7.53	0.15	18.49	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.29	3.00	-4.66	4.66	7.47	0.16	18.50	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.30	3.00	-4.69	4.69	7.42	0.16	18.50	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.32	3.00	-4.72	4.72	7.36	0.16	18.51	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.33	3.00	-4.75	4.75	7.31	0.16	18.51	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.34	3.00	-4.78	4.78	7.25	0.16	18.52	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.35	3.00	-4.81	4.81	7.19	0.17	18.53	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.36	3.00	-4.84	4.84	7.14	0.17	18.53	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.38	3.00	-4.87	4.87	7.08	0.17	18.54	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.39	3.00	-4.90	4.90	7.02	0.17	18.54	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.40	3.00	-4.93	4.93	6.96	0.18	18.55	Vu < PhiVc/2	lot Req'd 9.6.	18.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.41	3.00	-4.96	4.96	6.90	0.18	18.55	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.42	3.00	-4.99	4.99	6.85	0.18	18.56	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.43	3.00	-5.02	5.02	6.79	0.18	18.57	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.45	3.00	-5.05	5.05	6.73	0.19	18.57	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.46	3.00	-5.08	5.08	6.67	0.19	18.58	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.47	3.00	-5.11	5.11	6.61	0.19	18.59	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.48	3.00	-5.14	5.14	6.55	0.20	18.59	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.49	3.00	-5.17	5.17	6.49	0.20	18.60	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.51	3.00	-5.20	5.20	6.42	0.20	18.61	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.52	3.00	-5.23	5.23	6.36	0.21	18.61	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.53	3.00	-5.26	5.26	6.30	0.21	18.62	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.54	3.00	-5.29	5.29	6.24	0.21	18.63	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.55	3.00	-5.32	5.32	6.17	0.22	18.64	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0

Concrete Beam

58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6

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Lic. #: KW-06009677

Licensee: GeoStructural, LLC

Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu Actual	(k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	5.56	3.00	-5.35	5.35	6.11	0.22	18.65	Vu < PhiVc/2	lot Req'd 9.6.	18.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.58	3.00	-5.38	5.38	6.05	0.22	18.65	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.59	3.00	-5.41	5.41	5.98	0.23	18.66	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.60	3.00	-5.44	5.44	5.92	0.23	18.67	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.61	3.00	-5.47	5.47	5.86	0.23	18.68	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.62	3.00	-5.50	5.50	5.79	0.24	18.69	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.64	3.00	-5.53	5.53	5.73	0.24	18.70	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.65	3.00	-5.56	5.56	5.66	0.25	18.71	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.66	3.00	-5.59	5.59	5.59	0.25	18.72	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.67	3.00	-5.62	5.62	5.53	0.25	18.73	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.68	3.00	-5.65	5.65	5.46	0.26	18.74	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.69	3.00	-5.68	5.68	5.39	0.26	18.75	Vu < PhiVc/2	lot Req'd 9.6.	18.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.71	3.00	-5.71	5.71	5.33	0.27	18.76	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.72	3.00	-5.74	5.74	5.26	0.27	18.77	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.73	3.00	-5.77	5.77	5.19	0.28	18.78	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.74	3.00	-5.80	5.80	5.12	0.28	18.80	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.75	3.00	-5.83	5.83	5.05	0.29	18.81	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.77	3.00	-5.86	5.86	4.98	0.29	18.82	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.78	3.00	-5.89	5.89	4.91	0.30	18.83	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.79	3.00	-5.92	5.92	4.84	0.31	18.85	Vu < PhiVc/2	lot Req'd 9.6.	18.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.80	3.00	-5.95	5.95	4.77	0.31	18.86	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.81	3.00	-5.98	5.98	4.70	0.32	18.88	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.83	3.00	-6.01	6.01	4.63	0.32	18.89	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.84	3.00	-6.04	6.04	4.56	0.33	18.91	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.85	3.00	-6.07	6.07	4.49	0.34	18.92	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.86	3.00	-6.10	6.10	4.42	0.35	18.94	Vu < PhiVc/2	lot Req'd 9.6.	18.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.87	3.00	-6.13	6.13	4.34	0.35	18.96	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.88	3.00	-6.16	6.16	4.27	0.36	18.98	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.90	3.00	-6.19	6.19	4.20	0.37	18.99	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.91	3.00	-6.22	6.22	4.13	0.38	19.01	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.92	3.00	-6.25	6.25	4.05	0.39	19.03	Vu < PhiVc/2	lot Req'd 9.6.	19.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.93	3.00	-6.28	6.28	3.98	0.39	19.05	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.94	3.00	-6.31	6.31	3.90	0.40	19.08	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.96	3.00	-6.34	6.34	3.83	0.41	19.10	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.97	3.00	-6.37	6.37	3.75	0.42	19.12	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.98	3.00	-6.40	6.40	3.68	0.44	19.15	Vu < PhiVc/2	lot Req'd 9.6.	19.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	5.99	3.00	-6.43	6.43	3.60	0.45	19.17	Vu < PhiVc/2	lot Req'd 9.6.	19.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.00	3.00	-6.46	6.46	3.53	0.46	19.20	Vu < PhiVc/2	lot Req'd 9.6.	19.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.01	3.00	-6.49	6.49	3.45	0.47	19.23	Vu < PhiVc/2	lot Req'd 9.6.	19.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.03	3.00	-6.52	6.52	3.37	0.48	19.26	Vu < PhiVc/2	lot Req'd 9.6.	19.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.04	3.00	-6.55	6.55	3.29	0.50	19.29	Vu < PhiVc/2	lot Req'd 9.6.	19.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.05	3.00	-6.58	6.58	3.22	0.51	19.33	Vu < PhiVc/2	lot Req'd 9.6.	19.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.06	3.00	-6.61	6.61	3.14	0.53	19.36	Vu < PhiVc/2	lot Req'd 9.6.	19.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.07	3.00	-6.64	6.64	3.06	0.54	19.40	Vu < PhiVc/2	lot Req'd 9.6.	19.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.09	3.00	-6.67	6.67	2.98	0.56	19.44	Vu < PhiVc/2	lot Req'd 9.6.	19.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.10	3.00	-6.70	6.70	2.90	0.58	19.48	Vu < PhiVc/2	lot Req'd 9.6.	19.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.11	3.00	-6.73	6.73	2.82	0.60	19.52	Vu < PhiVc/2	lot Req'd 9.6.	19.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.12	3.00	-6.76	6.76	2.74	0.62	19.57	Vu < PhiVc/2	lot Req'd 9.6.	19.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.13	3.00	-6.79	6.79	2.66	0.64	19.62	Vu < PhiVc/2	lot Req'd 9.6.	19.6	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.14	3.00	-6.82	6.82	2.58	0.66	19.67	Vu < PhiVc/2	lot Req'd 9.6.	19.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.16	3.00	-6.85	6.85	2.50	0.68	19.73	Vu < PhiVc/2	lot Req'd 9.6.	19.7	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.17	3.00	-6.88	6.88	2.42	0.71	19.79	Vu < PhiVc/2	lot Req'd 9.6.	19.8	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.18	3.00	-6.91	6.91	2.34	0.74	19.85	Vu < PhiVc/2	lot Req'd 9.6.	19.9	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.19	3.00	-6.94	6.94	2.26	0.77	19.92	Vu < PhiVc/2	lot Req'd 9.6.	19.9	0.0 0.0

Concrete Beam

58 - Town of Jackson Parking Garage\Reports\Calculations\Equipment Room Analysis_R0 190424\14284658.ec6

Software copyright ENERCALC, INC. 1983-2018, Build:10.18.11.30

Lic. #: KW-06009677

Licensee: GeoStructural, LLC

Description: Existing Floor Panel

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu Actual	(k) Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Phi*Vn (k)	Spacing (in) Req'd Suggest
+1.20D+1.60Lr+0.50W+1.60H	1	6.20	3.00	-6.97	6.97	2.17	0.80	20.00	Vu < PhiVc/2	lot Req'd 9.6.:	20.0	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.22	3.00	-7.00	7.00	2.09	0.84	20.08	Vu < PhiVc/2	lot Req'd 9.6.:	20.1	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.23	3.00	-7.03	7.03	2.01	0.88	20.17	Vu < PhiVc/2	lot Req'd 9.6.:	20.2	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.24	3.00	-7.06	7.06	1.92	0.92	20.27	Vu < PhiVc/2	lot Req'd 9.6.:	20.3	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.25	3.00	-7.09	7.09	1.84	0.96	20.38	Vu < PhiVc/2	lot Req'd 9.6.:	20.4	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.26	3.00	-7.12	7.12	1.76	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.28	3.00	-7.15	7.15	1.67	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.29	3.00	-7.18	7.18	1.59	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.30	3.00	-7.21	7.21	1.50	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.31	3.00	-7.24	7.24	1.42	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.32	3.00	-7.27	7.27	1.33	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.33	3.00	-7.30	7.30	1.24	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.35	3.00	-7.33	7.33	1.16	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.36	3.00	-7.36	7.36	1.07	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.37	3.00	-7.39	7.39	0.98	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.38	3.00	-7.42	7.42	0.90	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.39	3.00	-7.45	7.45	0.81	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.41	3.00	-7.48	7.48	0.72	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.42	3.00	-7.51	7.51	0.63	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.43	3.00	-7.54	7.54	0.54	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.44	3.00	-7.57	7.57	0.45	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.45	3.00	-7.60	7.60	0.36	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.46	3.00	-7.63	7.63	0.27	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.48	3.00	-7.66	7.66	0.18	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.49	3.00	-7.69	7.69	0.09	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0
+1.20D+1.60Lr+0.50W+1.60H	1	6.50	3.00	-7.72	7.72	0.00	1.00	20.46	Vu < PhiVc/2	lot Req'd 9.6.:	20.5	0.0 0.0

Maximum Forces & Stresses for Load Combinations

Load Combination	Segment	Span #	Location (ft) along Beam	Bending Stress Results (k-ft)		
				Mu : Max	Phi*Mnx	Stress Ratio
MAXimum BENDING Envelope						
Span # 1		1	6.500	12.18	15.93	0.76
+1.40D+1.60H						
Span # 1		1	6.500	6.85	15.93	0.43
+1.20D+0.50Lr+1.60L+1.60H						
Span # 1		1	6.500	7.84	15.93	0.49
+1.20D+1.60Lr+0.50S+1.60H						
Span # 1		1	6.500	5.87	15.93	0.37
+1.20D+1.60Lr+0.50L+1.60H						
Span # 1		1	6.500	12.18	15.93	0.76
+1.20D+1.60Lr+0.50W+1.60H						
Span # 1		1	6.500	12.18	15.93	0.76
+1.20D+0.50L+1.60S+1.60H						
Span # 1		1	6.500	5.87	15.93	0.37
+1.20D+1.60S+0.50W+1.60H						
Span # 1		1	6.500	5.87	15.93	0.37
+1.20D+0.50Lr+0.50L+W+1.60H						
Span # 1		1	6.500	7.84	15.93	0.49
+1.20D+0.50L+0.50S+W+1.60H						
Span # 1		1	6.500	5.87	15.93	0.37
+1.366D+0.50L+0.70S+1.30E+1.60H						
Span # 1		1	6.500	6.68	15.93	0.42
+0.90D+W+0.90H						
Span # 1		1	6.500	4.40	15.93	0.28
+0.7344D+1.30E+0.90H						
Span # 1		1	6.500	3.59	15.93	0.23

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl (in)	Location in Span (ft)	Load Combination	Max. "+" Defl (in)	Location in Span (ft)
+D+Lr+H	1	0.0201	3.250		0.0000	0.000



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: MAY 16, 2019
MEETING DATE: MAY 20, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P19-047:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A NEW CAR WASH LOCATED AT 660 WEST BROADWAY AVENUE.

APPLICANT: Y2 CONSULTANTS – ROBERT INFANGER

OWNER: DAVID TIBBETTS

REQUESTED ACTION

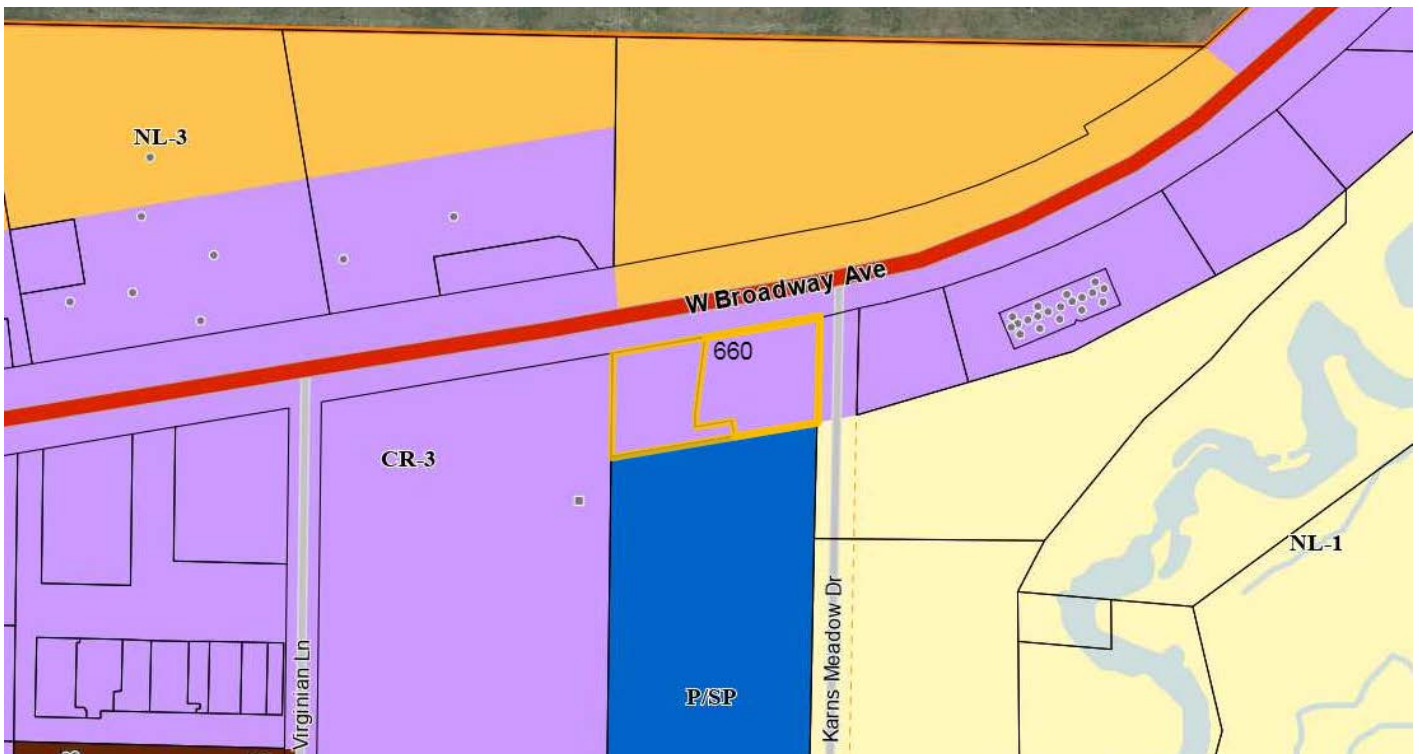
The applicant is requesting approval of a Conditional Use Permit (CUP) for a new car wash (Heavy Retail/Service use), located on Lot 2 (eastern lot) at 660 W. Broadway Avenue.

APPLICABLE REGULATIONS

Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

The subject property is addressed as 660 W. Broadway Avenue and legally described as Lot 2, Tibbets Addition to the Town of Jackson. An aerial photo and zoning map are shown on the following page showing the general location of the proposed site (please see the applicant submission for a detailed site plan):



BACKGROUND/ALTERNATIVES

The subject site was rezoned from Auto-Urban Commercial (AC) to Commercial Residential-3 (CR-3) in July 2018. Zoning to the north across West Broadway Avenue is Neighborhood Low Density-3 (NL-3), to the east and west is CR-3 and to the south is Public/Semi-Public (P/SP). Recently in 2019 the site was subdivided from a 1.14 acre (49,658 sf) parcel to two lots: Lot 1 (western lot) at 0.52 acres and Lot 2 (east) at 0.64 acres). Currently there are two curb cuts on Karns Meadow Drive that provide vehicular access to the site. Pedestrian improvements exist on Broadway with an attached bike path and 6' wide detached sidewalk and

on Karns Meadows Drive with a 6' wide attached sidewalk. Starting from the east and moving west, the elevation over both lots drop from 6,192 feet to 6,178 feet for a total elevation change of approximately 14 feet. A Hillside CUP is not required because the average cross slopes are less than 10%. The applicant worked with Staff in providing a slope analysis prior to this CUP application.

The property owner has been pursuing the idea of building and operating a car wash at 660 W Broadway since they completed a pre-application in August 2016. The applicant also received approval by the Design Review Committee (DRC), and was approved for an Environmental Analysis (EA) and Development Plan (lot split) under AC zoning. Car wash is an allowed use under the AC zoning under Heavy Retail/Service provided a Conditional Use Permit (CUP) is approved. Although the zoning for this area has changed to CR-3 effective July 18, 2018, this CUP application is considered vested under AC zoning according to Land Development Regulation (LDR) section 1.8.1. Applicable LDRs for Review Determined at Sufficiency. More specifically, the EA and Development Plan approved under AC was specific to the car wash vesting review under AC zoning.

Below are the past approvals related to this CUP:

- Pre-application (P16-086): Reviewed under the AC zoning and completed on 9/31/2016
- Design Review Committee (DRC) (P17-239): Approved by the DRC on 12/13/2017
- EA (P18-034): Approved by Staff with the following conditions on 3/9/2018
 1. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a landscape plan prepared and stamped by a Wyoming Landscape Architect that shows vegetation types that are not palatable to mule deer. In addition, the applicant shall provide a landscape plan that is conducive to wildlife movement through the site.
 2. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall remove the existing fencing along the southern property line and replace it with compliant fencing along the southern areas of the site with retaining walls 6' or higher.
 3. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a Habitat Enhancement/Mitigation plan which provides either on-site or off-site mitigation at a 2:1 ratio for the areas of the site, specifically the areas with Cottonwood trees, which were willfully disturbed. The 2:1 will be based upon the area of the trees shown in the 1999 aerial photo.
- Development Plan for lot split (P17-122): Approved by Town Council on 5/7/2018
- Subdivision Plat (P18-245): Approved by Town Council on 10/1/2018

Project Description

The applicant is requesting approval of a CUP for a new car wash (Heavy Retail/Service use) at 660 W Broadway (Lot 2). The entire lot will be re-developed to support a 3,500 sf single-story car wash oriented east to west and located along the northern portion of the lot up against the 20' front setback along Broadway. The building at its highest point (the cupola) is 35' but the majority of the building is an average of 26 feet. The building design seeks to emulate a barn with vertical reclaimed wood siding, a gable roof made of standing seam metal, large windows facing the highway, and a stone base wrapping the entire building. The floor plan consists primarily of the wash tunnel but also includes an equipment room, electrical room, office

and customer service area with bathroom.

The car wash is a self-serving, drive-through, conveyance system that will be open seven (7) days a week from 8am-8pm. The applicant anticipates the car wash servicing 10-15 vehicles per hour with the capability of servicing more. The average wash time once on the conveyance system is about 4 minutes with an additional 5 minutes for vacuuming within the 9 oversized parking spaces. Minimal staff is needed with 1-2 employees on-site at any given time.

Vehicular access will be taken off Karns Meadow Drive through a 20' wide shared access drive located in the southeastern corner of the subject lot. The queuing lane can accommodate 8 vehicles at the payment kiosk and another two vehicles beyond the kiosk before entering the wash tunnel. Multiple vehicles can be washed at a time. The applicant is proposing to keep the existing northern curb cut along Karns Meadow Drive to serve as a bailout exit in the event a customer in the queuing lane no longer can/wants to get a car wash or in the event the car wash itself is experiencing unexpected mechanical/technical issues during operating hours. The purpose of the bailout exit is to avoid vehicles reversing back through the queuing lane causing a traffic jam. The proposed use of the bailout exist is anticipated by the applicant to be minimal. The site currently has access by foot and bike on West Broadway via a bike path and detached sidewalk and on Karns Meadow Drive via a 6' wide attached sidewalk.

Trash, snow storage, bicycle racks, and landscaping have been identified on the site plan. No signage is proposed at this application. Based on a previous EA, the applicant is proposing off-site mitigation (18 new Willow shrubs/trees) on Karns Meadow to offset the impact of the several on-site Cottonwood trees that were removed over time.

Compliance Summary: The applicable dimensional limitations for the project are shown below.

STANDARD	AUTO-URBAN COMMERCIAL (AC)	PROPOSED	COMPLIES?
FAR	27,878 sf x 0.25 = 6,970 sf	3,583 sf	Yes
LSR	27,878 sf x 0.20 = 5,576 sf	5,864 sf	Yes
Plant Units	1 per 12 new parking spaces + 1 per 1,000 sf of LSR = 7 plant units	7 plant units	Yes
Maximum Lot Coverage	N/A	N/A	Yes
Minimum Lot Size	7,500 SF	27,878 sf	Yes
Building Height	35'	35' (at highest point for cupola)	Yes
Density	No limit	No Limit	Yes
Parking	2 per 1,000 sf + 3 per repair bay + 1 per wash bay = 9 spaces required	10 (9 + 1 ADA)	Yes
Parking Back-Out Distance	24'	24'	Yes
Queuing Requirement	3 vehicle minimum	8 vehicles	Yes
Trash	On-site enclosure required	Provided in southwestern	Yes

STANDARD	AUTO-URBAN COMMERCIAL (AC)	PROPOSED	COMPLIES?
		corner of lot	
Snow Storage	2.5% of paved areas	+/-5%	Yes
Bicycle Parking	1 per 10 new parking space required = 2	2	Yes
Max Curb Cut	40% of lot width = 64' max	+/-55'	Yes
Highway Setback	First 20' must be landscaped	20' landscape with plant units	Yes
Street Yard Setback	Broadway: 20' Karns Meadow: 20'	Broadway: 20' Karns Meadow: +35'	Yes
Rear Yard Setback	South: 20'	South: +70'	Yes
Side Yard Setback	West: 10'	West: +35'	Yes
Number of Stories	2	1	Yes

Staff Review

Because car washes range in their scale and services provided, the LDRs require a CUP to conduct an in-depth review of the use on a case-by-case basis to determine compliance with the LDRs and to understand its impacts on parking, access, visual & noise impacts, hours of operation and more.

Staff has reviewed the proposed use for the subject property and as conditioned have found it to be in compliance with the LDRs and consistent with the 2012 Comprehensive Plan. Staff finds the location to be suitable for the proposed car wash because the highway generally serves uses that are more auto-orientated, including all of the existing car washes, and where pedestrian activity is limited compared to sites located along streets of lower classification which serve pedestrians better. Although the proposal will bring a different level of traffic to the site, the overall improvements to the property far outweigh the existing conditions which are unsightly and unpredictable. The proposed plan will formalize the eastern lot and provide aesthetic upgrades while maintaining one primary vehicular access point.

Parking / Vehicular Access

The project's biggest regulatory issues revolve around vehicular access, circulation and parking due to the nature of a car wash.

Curb Cuts: No curb cuts can be made off West Broadway for this lot due to WYDOT spacing requirements, thus vehicular access will remain off Karns Meadow Drive through a 30' shared access easement with 20' wide driveway serving both the car wash (Lot 2) and the future use of Lot 1 (west). The proposed shared access is located approximately in the same location as the current curb cut along the southeastern corner of the lot. The applicant is currently showing a second curb cut to the north adjacent to the payment kiosk to be used as a bailout exit in the event unexpected maintenance on the car washes is needed during regular business hours. Although this second curb cut currently exists, Staff has been working with the applicant to relocate the bailout so that vehicles in the queuing lane would exit onto the shared access driveway and not Karns Meadow Drive. A condition of approval has been added to this effect and the applicant plans on providing a revised site plan prior to Town Council review. Ultimately the proposed access plan will be a significant improvement compared to the current situation.

Circulation & Queuing: The internal circulation as proposed does not pose any significant concerns. The proposed circulation is essentially a single vehicle lane which circles the lot counterclockwise with parking in the middle. The queuing lane can accommodate 9-10 vehicles within their property outside of the access easement. Based upon the anticipated hourly use, Staff finds there to be ample room to accommodate the

anticipated traffic. Staff has added a condition of approval that the shared access easement shall not be used for queuing of vehicles.

Parking: The applicant is providing 10 on-site spaces which complies with the 9 space requirement. One concern is that the designated employee space in the southwestern corner of the property is not practical or functional so Staff has added a condition of approval to remove or relocate it. Staff does however support the idea of having a designated employee space and has been working with the applicant to relocate that space. Since 8 of the 9 vacuum spaces are oversized measuring 14' wide, the applicant could slightly reduce the width of those spaces to accommodate an additional 9' wide employee space, likely on the western side.

Pedestrian/Bike Access

The site is currently accessible by foot and bike along West Broadway via the bike path and 6' detached sidewalk and by foot along Karns Meadow Drive via the 6' wide attached sidewalk. One concern Staff has relates to pedestrian connectivity from the Karns Meadow Drive sidewalk to the building itself, primarily for employees who will be working during operating hours. This site will be primarily accessed by vehicle due to the nature of a drive-thru car wash, however the applicant will need to revise the site plan to include a sidewalk or pedestrian crossing that connects from the Karns Meadow sidewalk to the building. The best location appears to be near the proposed bail-out exit lane. A condition of approval has been added requiring the applicant to address this access concern at the time of Building Permit submittal.

In addition to the above concern, the northeast corner appears to show landscaping to the property corner which appears to encroach into the 6' wide sidewalk at the corner of West Broadway and Karns Meadow Drive. The applicant is aware of this and plans to modify the site plan accordingly. A condition of approval has been added requiring that the site plan be revised prior to Building Permit submittal to round out that corner to ensure the sidewalk has a continual 6 feet of width at that corner.

Landscaping

As stated above in the compliance table the applicant is slightly exceeding the minimum LSR requirement and providing the minimum plant unit requirement. The majority of the larger trees and shrubs are located along the highway to screen the building and parking and serve as a landing area for mule deer crossing from the butte to the north. One concern Staff has is related to the northeast corner where evergreen trees are proposed and once fully mature may cause sight issues for vehicles and pedestrians. Staff has added a condition that the applicant work with Staff prior to Building Permit submittal to revise the landscape plan to ensure that sight viability concerns in the northeast corner are addressed. Overall the applicant has complied with the landscape standards and the EA which prohibited palatable plantings. The applicant will be required to provide a cost breakdown for the landscaping at the time of Building Permit submittal and provide a bond at the time of Building Permit issuance

Environmental Analysis (EA) & Habitat Mitigation

The subject property is located within the Natural Resource Overlay (NRO) and an EA (attached) was submitted and approved with three conditions that are listed above under Background/Alternatives. To satisfy Condition #1 the applicant has provided a landscape plan with non-palatable plant species and a site layout that allows wildlife movement along the edges of the site. To satisfy Condition #2 the applicant is proposing to remove the fencing along the southern property line and install new fencing along the 6' tall retaining wall to prevent animals from injuring themselves. Wall design and materials have not been provided but a condition has been added requiring the applicant to work the Town on designing a decorative wall that will be visible from Karns Meadow and the START facility. Finally, to satisfy Condition #3 the applicant has provided a 2:1 habitat mitigation plan that proposes planting 18 new Willows in Karns Meadow. However, since an EA is currently underway for Karns Meadow to determine the future uses, if any, Parks and

Recreation has provided feedback on the applicant's proposal stating that no new plantings should occur in Karns Meadow until the EA is concluded. The applicant is aware of this and is currently looking for alternative sites but is still interested in Karns Meadow because the site is close to the applicant's site and that a major environmental asset (Karns Meadow) would benefit from enhancement. Because these EA conditions are tied to a physical development permit (i.e. grading permit or building permit), Staff has added a condition of approval addressing these concerns.

Lighting

The Town of Jackson light regulations (Section 5.3.1) are applicable to this request and all proposed lighting must comply with these standards. At this time a lighting plan has not been prepared nor is it required at this time. All proposed lighting will be reviewed with the Building Permit and Staff has added a condition of approval requiring a lighting plan at the time of Building Permit submittal. In addition, one aspect of the EA was about how landscaping and lighting will be installed to encourage wildlife passage through the site along the east and west ends of the site. Staff has added a condition of approval that the car wash shall have a lighting reduction/dimming system or complete shut-off at night due to the EA and close proximity to Karns Meadow.

Signage

At this time no signs have been presented but the applicant has mentioned providing signage. All signs shall be approved separately through the submittal of a Sign Permit and be subject to the Town's sign standards found in Section 5.6.1. However, because car washes often need additional directional signage based on the auto-dependent nature of the use, Staff has added a condition of approval that at the time of Building Permit submittal the applicant provide a preliminary signage plan to be reviewed with the Building Permit.

Snow Storage / Trash / Bicycle Parking

The applicant has proposed a couple locations on site for snow storage that are compliant with the minimum standards of the LDRs (please see the attached site plan). The applicant has provided +/-5% of storage areas where 2.5% is required. In addition, the paved areas for access, parking and drive aisles are proposed to incorporate heating elements for snow melt. The applicant will work with Public Works to ensure storm water and drainage requirements are met and such requirements will be discussed with the required grading pre-application which will occur prior to submittal of a Building Permit. A trash enclosure will be provided in the southwestern corner of the site and be screened with a wood fence to match the existing building. Although the primary use of the site is essentially a drive-thru car wash, employees of the business will be provided bicycle parking along the western side of the building for 2 bikes which meets the minimum requirements of the LDRs.

Noise

Staff finds that there will not be any significant noise impacts and the applicant states the operation will comply with the 65 decibel requirement in the Municipal Code. In addition, operations will be from sun-up to sun-down with no late night activities proposed. Finally, the location is adjacent to West Broadway thus most noise will be generated from roadway traffic.

Affordable / Employee Housing

As stated above under Background/Alternatives, this applicant is being reviewed under the previous AC zoning and previous employee housing regulations. Based on the proposed square footage (3,583 sf), Heavy Retail/Service requires the provision of 16 sf of employee housing for every 1,000 sf which comes to a total requirement of 57.3 sf. At a rate of \$150.40 per sf, the applicant is proposing to pay a fee-in-lieu which

comes to \$8,617.92. Staff has added a condition of approval that the fee be paid prior to issuance of a Building Permit.

Design Review Committee (DRC)

The applicant went before the DRC on December 13, 2017 and the proposal was unanimously supported as presented. Staff has not found any significant site or design changes since the DRC meeting and finds the proposal to be consistent with the past approval.

Lot 1 – Uses Associated with Jackson Hole Whitewater

Both Lot 1 & 2 are vacant and the use of these lot has been a gradual increase of storage/parking (i.e. vans, boats, busses, trailers, etc.) associated with the Jackson Hole Whitewater business located directly across Karns Meadow Drive. Jackson Hole Whitewater has been in operation prior to the 1994 LDRs and is considered a nonconforming use because it does not have a CUP as required by the LDRs. The use of these lots for vehicle storage associated with Jackson Hole Whitewater began in the mid-late 1990s with a few vehicles and expanded significantly in 2007-2009. At this time Staff has not yet determined whether this use is legally nonconforming or illegal, but it is likely that when Lot 2 is developed the storage associated with Jackson Hole Whitewater will shift onto Lot 1.

Because no use is approved for Lot 1, the property owner of Lot 1 has two options as it relates to continued storage associated with Jackson Hole Whitewater: 1) The owner may apply for a Zoning Compliance Verification (ZCV) and provide documentation to the Planning Department as to date and intensity of the storage so that the Town can establish the appropriate intensity of storage on the western Lot 1, or 2) The owner may apply for a CUP for a new Outfitter/Tour Operator related to Jackson Hole Whitewater which would bring the use into conformance with the current regulations. Regardless which application the owner pursues, no physical development permits for Lot 1 will be issued until one of the two options above are pursued to completion.

Town Staff will be sending the property owner a letter notifying them that they will be allowed to continue to use Lot 1 for storage associated with Jackson Hole Whitewater for the remainder of the 2019 season, but within one (1) year of approval of the car wash CUP the owner of Lot 1 shall apply for one of the two applications mentioned in the staff report (ZCV or CUP). Failure to make an application to bring Lot 1 into compliance will result in enforcement on all uses associated with Jackson Hole Whitewater on Lot 1.

Planning Commission

This request went before the Planning Commission on Wednesday, May 15, 2019 with a recommendation of approval to Town Council on a 4-1 vote. Below are the questions/discussions raised by the Planning Commission:

1. The Planning Commission requested further clarification from the applicant on how the on-site PurWater Recovery System functions.

Response: The applicant explained that the system has a series of large drums located within the building that filter used water from the wash bay allowing particles and undesirables to settle, similar to how grease traps works. The PurWater system will not reclaim 100% of water, but will reclaim a large amount up to 83%. Water reclamation systems are not required by the LDRs or Town Ordinances but are encouraged.

2. The Planning Commission asked where waste-water and storm-water go and how it is treated.

Response: All waste-water will exit the site through a sewer line connecting to Karns Meadow Drive and will be treated with a sand/oil separator prior to exiting the site per the LDRs. Storm-water is proposed to be captured mostly on-site but the applicant has the option to discharge storm-water into the storm-water pipe in West Broadway. All storm-water and waste-water will be designed according to Town LDRs and Ordinances and be reviewed by the Town Engineer prior to issuance of a Building Permit. Currently there are no special or unique standards that apply to car washes as it relates to storm-water and waste-water.

3. The Planning Commission asked what the average water usage would be and its impact on the Town's sewer system.

Response: Estimates on water use per vehicle have been provided in the applicant's submittal which show a significant reduction in sewer run-off based upon the proposed water reclamation system. The applicant will be working with their team to provide more information on total water usage. All waste-water will run through a sand/oil filter system prior to exiting the site and the applicant will be required to pay waste-water fees based upon their discharge needs similar to all other uses.

4. The Planning Commission expressed concerns over wildlife crossing as this property is located within the NRO and within a high wildlife collision corridor.

Response: The purpose of the EA is not to prohibit development on any particular lot or parcel but mitigate impacts to wildlife as best possible. The EA includes conditions to help mitigate wildlife crossing impacts which include landscaping on both sides of the site, a 20 foot landscape buffer along the highway with non-palatable plants, fencing along the 6-foot tall retaining wall to deter wildlife from being injured, and off-site mitigation of 2:1 for the Cottonwoods that were removed several years back. This lot is challenging in that it is small and does not provide the sufficient space to mitigate at similar levels compared to larger lots in the county.

5. The Planning Commission questioned why it took so long to apply for the car wash CUP.

Response: The Pre-application Conference, Design Review Committee, Environmental Analysis, Development Plan, Subdivision Plat and CUP were applications required to pursue this car wash as directed by Staff per the LDRs. The amount of applications required is unique to this request and the process associated with these application is timely. Staff finds that the amount of time spent pursuing the car wash falls within the expected timeframe for such a project.

6. The Planning Commission questioned whether Finding #1, related to consistency with the desired future character in the Comprehensive Plan, could be made since car washes are no longer allowed uses.

Response: This application is being reviewed under the previous AC zoning which allows car washes as part of a CUP application. Uses that require a CUP are generally allowed and are reviewed to ensure that they do not have significant noise, visual or operational impacts. The applicant has the ability to apply for this use with the purpose of the CUP to place any necessary conditions on the specific application to make it compatible with the desired future vision.

Finally, the Planning Commission would like to note that findings 5, 6, 7, 8 & 13 have been satisfied because the applicant provided a revised site plan at the meeting which addressed these conditions. However, the Planning Commission did not remove the conditions from their motion because they did not have ample time prior to the meeting to review the revised site plan.

Staff Findings

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

The proposed development is located within District 4 Midtown - Subarea 4.1 Midtown Highway Corridor of the 2012 Comprehensive Plan which states:

This mixed use, TRANSITIONAL Subarea is dominated by West Broadway Avenue, Highway 22 and the Y intersection. Development intensity should be oriented towards these roadways and configured in two to three story mixed use buildings with adequate setbacks and screening proportional to these busy highway corridors and intersections. Along the north side of West Broadway four stories buildings will be allowed when they are built into and used to screen the adjacent hillside. All building designs should incorporate techniques to mitigate height such as stepping back upper floors from the streetscape. Parking areas should be predominantly in the rear or screened from view. The lower levels of buildings should contain a variety of non-residential uses including retail, service and office uses catering to locals, while residential uses should be located predominantly on the upper levels of mixed use buildings or to the rear of a site and away from the highway. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. It will be important to successfully integrate the land uses and patterns in this area with adjacent subareas.

A goal of the subarea will be to implement complete street amenities, balancing the needs of vehicle and alternative transportation users. Pedestrian connectivity across West Broadway Avenue will be needed to ensure access to the neighborhood amenities located in the southern portion of the district. Some single use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. These uses should follow the desired building form and pattern as much as possible, including providing connectivity by all travel modes to adjacent lots. A key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.

Staff finds the proposed project meets the intent and vision for this subarea. Subarea 4.1 is a transitional area and is desired to have a mixture of uses with primarily commercial uses on the ground level which the proposal provides. Parking is predominantly screened to the rear and the site is providing shared vehicle connectivity with the adjacent lot to the west which is encouraged. The proposal is a single auto-orientated use which is consistent with the above vision that speaks to needing some single-use and auto-orientated uses. In addition, the site has adequate pedestrian connectivity on both West Broadway and Karns Meadow Drive. Finally, the project accommodates wildlife by providing a 20' landscape planting area for wildlife to safely cross over into before continuing on to Karns Meadow. The site is also mostly a flat paved area versus a large expansive structure which is better for wildlife movement. Also, no palatable plant units are proposed on-site that would otherwise attract wildlife and all existing non-wildlife friendly fencing will be removed.

In addition, Staff has analyzed this application for consistency with the Policy Objectives for District 4 Midtown as follows:

Common Value 1: Ecosystem Stewardship

Policy 1.1.c: Design for wildlife permeability

Complies. As stated in the approved EA, the project accommodates wildlife by providing a 20' landscape planting area for wildlife to safely cross over into before continuing on to Karns Meadow. In addition, the site is also mostly a flat paved area versus a large expansive structure which is better for wildlife movement. Finally, no palatable plant units are proposed on-site that would otherwise attract wildlife.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. Although the proposal does not generate the need to provide deed restricted housing, the applicant will be paying an affordable housing fee-in-lieu.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed project is located within Town limits and provides a car wash service to residents and visitors.

Policy 4.2.c: Create vibrant walkable mixed-use subareas

Complies. The site currently has sidewalks on both street frontages and a bike path along West Broadway. Although the site is primarily oriented for automobile use, the site will essentially maintain the same pedestrian connectivity.

Policy 4.3.a: Preserve and enhance stable areas

Not applicable to this proposal.

Policy 4.3.b: Create and develop transitional areas

Complies. The proposal includes new development and site improvements on a vacant site which is encouraged within transitional areas.

Policy 4.4.b: Enhance Jackson gateways

Not applicable to this proposal.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable to this proposal.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. The applicant is required to pay an affordable housing fee as part of their proposal.

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable to this proposal.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Not applicable to this proposal.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Complies. The proposed car wash is a local operation and meet the above objective.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable to this proposal.

Policy 7.2.d: Complete key Transportation Network Projects to improve connectivity

Not applicable to this proposal.

Policy 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

Complies. Because an environmental analysis for visual impacts was not required, Staff finds that as conditioned the proposed use is consistent with the above policy. The applicant was required to do an EA which was approved and the applicant will comply with the conditions of that approval.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. As conditioned, Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Heavy Retail/Service use is an allowed use within the Auto Urban Commercial – (AC) zoning district with the approval of a Conditional Use Permit.

3. ***Visual Impacts.*** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. As conditioned, Staff finds that the proposed design and operation minimizes visual impacts on adjacent lands. Access and circulation will be formalized providing predictability whereas currently the site is used as a dirt parking lot with two entrance/exits. The building design and landscaping will also provide enhanced aesthetics along the highway. In addition, the DRC reviewed this project and unanimously supported the building design, site layout and landscaping plan. Finally, a condition of approval has been added requiring the 6' retaining wall visible from Karns Meadow and the START facility to be designed as a decorative wall to address visual impacts.

4. ***Minimizes adverse environmental impact.*** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. As conditioned, Staff finds that the proposed use will not have an adverse environmental impact. The EA will ensure that significant wildlife impacts are mitigated. In addition, the applicant is proposing to use a PurWater Reclaim System which will re-use water used in previous washes which is an effort to reduce waste. Finally, the applicant will be required to meet the Town's sanitary sewer and wastewater runoff standards.

5. ***Minimizes adverse impacts from nuisances.*** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. As conditioned, Staff finds that the proposed use minimizes adverse impacts from nuisances by formalizing the site's use, circulation and parking. Staff does not find that noise will be an issue as this use does not operate late at night and does not include use of heavy equipment. The noises resulting from this use will be typical to others located along the busy highway.

6. ***Impact on Public Facilities.*** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. As conditioned, Staff finds that the proposal will have no significant adverse impact on public facilities.

7. ***Other Relevant Standards/LDRs.*** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. As conditioned, Staff finds that the proposed use and development complies with the provisions of the LDRs. The proposed development meets all other applicable regulations such as Setbacks, FAR, Lot Coverage, LSR, etc. In addition the proposed use and development complies with all other Town Ordinances.

8. ***Previous Approvals.*** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

Complies. As conditioned, Staff finds the proposed request to be in substantial conformance with the previously approved permits, specifically the DRC, EA and Development Plan. The remaining compliance needed is related to the required mitigation that resulted from the EA and the applicant will comply with mitigation at a 2:1 ratio for the disturbed Cottonwood trees at Building Permit submittal.

ATTACHMENTS

Applicant Submittal
Department Reviews

STAKEHOLDER ANALYSIS

The primary stakeholders are the general public.

PUBLIC COMMENT

Public comment was received from Carrie Geraci (attached), Director at JH Public Art. Carrie shared information about the existing ArtSpot located on the subject property which serves as a rotating art venue for the public. As a result of the car wash development, the venue will need to be moved. However, JH Public Art will continue to work with the property owner to determine whether the venue will go back on Lot 2 after development is complete or move it over to Lot 1. Public art is permitted on private property and Staff supports public art on private property with the coordination of the owner.

FISCAL IMPACT

There will be no significant fiscal impact to the Town if the proposed project is approved.

STAFF IMPACT

There will be no significant impact to Staff resources if the proposed project is approved.

LEGAL REVIEW

Complete.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

The Planning Director and Planning Commission recommend **approval** of Conditional Use Permit (P19-047) for a new Heavy Retail/Service use (car wash) located at 660 W. Broadway Avenue (Lot 2), subject to the departmental reviews and the following conditions of approval:

1. Prior to issuance of a Building Permit, the applicant shall pay the affordable housing fee in the amount of \$8,422.40.
2. At the time of Building Permit submittal that applicant shall provide a cost breakdown for the proposed landscaping. In addition, prior to issuance of a Building Permit a bond for 125% of the cost of landscaping shall be provided.
3. At the time of Building Permit submittal the applicant shall provide a cost breakdown for the 18 willows for purposes of bonding. Additionally the applicant shall provide the final off-site location for the 2:1 mitigation.
4. At the time of Building Permit submittal the applicant shall demonstrate compliance with the second condition of approval in the EA related to fencing.
5. Prior to submittal of a Building Permit the applicant shall revise site plan to include pedestrian connectivity from Karns Meadow Drive to the building, preferably to the immediate north of the kiosk.
6. Prior to submittal of a Building Permit the applicant shall revise the site plan to either remove the bail-out exit or relocate it so that no vehicles exit onto Karns Meadow beyond the shared access drive.
7. Prior to submittal of a Building Permit the applicant shall revise the site plan to remove the guest space adjacent to the trash enclosure.
8. Prior to submittal of a Building Permit the applicant shall revise the site plan to round out the northeast corner of landscaping to maintain a 6' wide sidewalk.
9. At the time of Building Permit submittal the applicant shall provide a lighting plan for the site that complies with the Town's lighting standards.
10. At the time of Building Permit submittal the applicant shall provide a preliminary signage plan to be reviewed with the Building Permit which includes directional signage.
11. The applicant shall work with the Town on providing a decorative wall material for the 6' retaining wall along the southern property line.
12. The shared access shall not be used as a queuing lane for the car wash.
13. The applicant shall work with Staff prior to Building Permit submittal to revise the landscape plan to ensure that sight viability concerns in the northeast corner are addressed.
14. All exterior and interior lighting shall be reduced/dimmed or completely shut-off at night due to the EA and close proximity to Karns Meadow.

SUGGESTED MOTIONS

Based upon the findings for a Conditional Use Permit as presented in the staff report and by the applicant related to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for Item P19-047, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit) of the Land Development Regulations to **approve** a Heavy

Retail/Service use (car wash) located at 660 W. Broadway Avenue (Lot 2), subject to the department reviews attached hereto and the following conditions of approval:

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2. At the time of Building Permit submittal that applicant shall provide a cost breakdown for the proposed landscaping. In addition, prior to issuance of a Building Permit a bond for 125% of the cost of landscaping shall be provided.
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14. All exterior and interior lighting shall be reduced/dimmed or completely shut-off at night due to the EA and close proximity to Karns Meadow.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: 660 West Broadway Car Wash
Physical Address: 660 W. Broadway Ave., Jackson, WY 83001
Lot, Subdivision: Tibbitts Subdivision, Lot 2 PIDN: 22-41-16-33-1-00-020

OWNER.

Name: Huffman-Tibbitts, LLC Phone: 214.538.9322
Mailing Address: PO Box 4864 Jackson, WY ZIP: 83001
E-mail: john@360investtx.com

APPLICANT/AGENT.

Name: Y2 Consultants, LLC Attn: Robert Infanger Phone: 307.733.2999
Mailing Address: PO Box 2870 Jackson, WY ZIP: 83001
E-mail: robert@y2consultants.com

DESIGNATED PRIMARY CONTACT.

☒ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.

Use Permit	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
☒ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
_____ Administrative Adjustment	_____ Development Option Plan	_____ LDR Text Amendment
_____ Variance	_____ Subdivision Plat	_____ Zoning Map Amendment
_____ Beneficial Use Determination	_____ Boundary Adjustment (replat)	_____ Planned Unit Development
_____ Appeal of an Admin. Decision	_____ Boundary Adjustment (no plat)	

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #:	<u>P16-086</u>	Environmental Analysis #:	<u>P18-034</u>
Original Permit #:	<u>N/A</u>	Date of Neighborhood Meeting:	<u>N/A</u>

SUBMITTAL REQUIREMENTS. *Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.*

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: *Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.*

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Owner or Authorized Applicant/Agent

Robert Infanger, Y2 Consultants

Name Printed

~~02-08-2019~~ 02/28/2019

Date

Project Manager

Title

LETTER OF AUTHORIZATION

HUFFMAN-TIBBITTS LLC

LOT 2, TIBBITTS SUBDIVISION; 660 WEST BROADWAY AVE.

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

HUFFMAN-TIBBITTS, LLC c/o JOHN HUFFMAN

, as the owner of property more specifically legally described as: LOT 2, TIBBITTS SUBDIVISION; 660 WEST BROADWAY AVE.

TOWN OF JACKSON, WYOMING

(If too lengthy, attach description)

HEREBY AUTHORIZES

Y2 CONSULTANTS, LLC

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

MEMBER

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF

TEXAS

COUNTY OF

Dallas

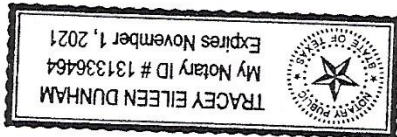
)
(SS.)

The foregoing instrument was acknowledged before me by John Huffman this 8th day of February, 2009.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 11/1/2021





y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES



CONDITIONAL USE PERMIT

HEAVY RETAIL USE-CAR WASH
LOT 2, TIBBITTS SUBDIVISION

Prepared by:

Y2 Consultants, LLC
Robert Infanger, PLA
PO Box 2870
Jackson, WY 83001

Prepared for:

Huffman-Tibbitts, LLC
PO Box 4864
Jackson, WY 83001

March 4, 2019

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INTRODUCTION

LOT OWNER

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APPLICANT

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David Tibbitts is a long-time resident of Jackson Hole. He has owned and operated the Jackson Hole Whitewater business for nearly 34 years. The co-applicant, John Huffman, is a 17-year resident in East Jackson and has dual residency in Dallas, Texas. John owns and manages high-quality businesses nationwide. Both David and John are active participants in the Jackson community and are grateful to present this application to the Town.

The Broadway Avenue commercial corridor is heavily utilized by visitors and residents alike. Out-of-date, relic services for the vehicle-maintenance/car-washing industry are not meeting the demand of increased vehicles and fleet services existing in Jackson today. The proposed development allows for local residents, as well as local businesses (including customer shuttling services, vehicle rentals, and/or related transportation and tourism industries) an opportunity to maintain vehicles with the highest quality equipment of today.

A partnership was formed in 2016, Huffman-Tibbitts, LLC, to respond to the need for higher-performance vehicular maintenance. The applicant has hired Y2 Consultants, LLC as agent to submit the following narrative and design drawings to the Town of Jackson per requirements for review and approval of a Conditional Use Permit (CUP).

PROPERTY BACKGROUND

The Subject Lot is 0.64 acres (27,749 sf), located in the Auto-Urban Commercial (AC-TOJ) zone, and within Character District 4.1, Midtown Highway Corridor of the Comprehensive Plan. Neighboring uses include Broadway Avenue/Highway 89/Highway 191 (Broadway Ave.); Jackson Hole Whitewater separated by a Karns Meadow Drive; Start Bus Barn; and vacant Commercial Lot 1 of Tibbitts Subdivision and the Virginian Restaurant, Lodge, and Saloon.

David Tibbitts purchased 660 W. Broadway Ave. in 2015. The previous landowner, Peter Karns, permitted JHWW's use of the property for seasonal overflow parking, as needed.

The Subdivision does not contain any surface water rights. Existing conditions and easements are shown on the Existing Conditions Plan, Appendix A, attached with this application. An Environmental Analysis (EA) was performed in the fall of 2017 as a preliminary process step prior to a Subdivision Plat application and this Conditional Use Permit application. The EA was deemed sufficient by the Town of Jackson Planning Department on March 9th, 2018 and thoroughly describes the existing, physical conditions of the subject property. This document is attached as Appendix A.

PROJECT PROPOSAL

A proposed, state-of-the-art car washing facility is proposed on Lot 2 of the Tibbitts Subdivision at 660 W. Broadway. The proposed facility compliments local character and meets expectations of its zoning district's goals. The development provides washing equipment and complimentary vacuuming options at an affordable price, all while meeting standards, regulations, and requirements of the Auto-Urban Commercial (AC) zone and character district. Use and development standards for this proposed project are elaborated upon in the following sections.

The 3,500 square foot washing facility features a self-service, drive-through, conveyance system. Upon entry and correct alignment, the customer is notified to place their vehicle in neutral gear. A conveyance system pulls the vehicle through the facility at a set pace. Washing, waxing, tire shining, and drying are services purchased at a Point of Sale kiosk. Complimentary vacuums are included with every washing purchase; customers have the option to use the complimentary vacuums located in designated parking spaces or to exit the site following their wash. A Site Plan including circulation routing has been provided as Appendix C to better aide this description. The remaining building program consists of a small lobby/waiting area, restrooms, storage and mechanical rooms.

The car wash is proposed to be open Monday to Sunday, 8am-8pm. The applicant anticipates 1-2 employees on site during operating hours and up to a 5-person staff total. Employees shall receive a competitive hourly wage depending on experience, responsibility, and credentials.

It is anticipated that the car wash will service approximately 10-15 vehicles per hour, although the facility's capacity allows much higher numbers. Each vehicle washing takes approximately 4 minutes and vacuuming averages 5 minutes. Powerful suction and easily maneuverable hoses provide an efficient self-service vacuuming operation. Trash receptacles are conveniently located near vacuuming stalls for refuse control.

LOT 1 TIBBITTS SUBDIVISION: CONTINUED USE

There is no proposed change of use for Lot 1. Affordable housing or employee housing mitigation is not required for Lot 1's continued use.

A future Grading Permit for Lot 2's physical development will include layout and details for minor improvements on Lot 1 associated with shared solutions for both lots including landscape screening, stormwater management, access and pedestrian connections.

LOT 2 TIBBITTS SUBDIVISION: PROPOSED HEAVY RETAIL/SERVICE USE

Current zoning indicates that "commercial development oriented to the street that is easily accessible by automobiles with adequate parking and pedestrian connections to adjoining developments are appropriate within the Auto-Urban Commercial (AC) zone. The proposed car wash facility is categorized as Heavy Retail/Service Use and is allowed in this zone pursuant to a Conditional Use Permit (CUP). This CUP application proposes development meeting the criteria of the AC-zone and proposes a similar use to neighboring vehicle-oriented developments.

DESIGN REVIEW COMMITTEE

Pursuant to Division 5.8.3. the building design, site plan and landscaping plan associated with Lot 1, Lot 2 and the subject car wash project were unanimously approved by the Design Review Committee (DRC) on December 13, 2017. The approval letter, dated December 19, 2017, is attached as Appendix E for reference. At the time, review by the DRC was not required, but the applicant desired to ensure that all design standards were being met.

TIBBITTS SUBDIVISION DEVELOPMENT PLAN (APPROVED MAY 7, 2018)

David Tibbitts is the sole owner of 660 W. Broadway Avenue. A Development Plan was submitted on June 23, 2017 to subdivide the property into two (2) lots, "Lot 1" and "Lot 2." The application was approved by the Jackson Town Council on May 7, 2018. Pursuant to subdivision standards, public notification was provided on April 30, 2018. Please note, this application refers to Lot 2 as the subject lot for the car wash project.

Lot 1 of Tibbitts Subdivision retains access via a 30' road easement along the southern property boundary line of Lot 2. This easement is shown on the Subdivision Plat (S/D18-245) and is attached as Appendix D. The Subdivision Plat for Lots 1 and 2 of the Tibbitts Subdivision was submitted on August 13, 2018, approved on October 1, 2018 and is scheduled to be filed in February 2019.

SUBSECTION B. PHYSICAL DEVELOPMENT

PROPOSED DEVELOPMENT PROGRAM & DEVELOPMENT CALCULATIONS

Table 1. Proposed Development Program

Proposed Development Program		Lot 2 Tibbitts Subdivision - 660 W. Broadway Ave.		
Area Calculations				
Gross Site Area	0.64 -acres or 27,878 sq.ft.			
	Base Site Area (sq.ft.)	Adjusted Site Area (sq.ft.)		
Land within road easements and right-of-way	0	0		
Land within existing vehicular access easements	4,311	4,311		
Land between levees or banks of rivers and streams	0	0		
Lakes or Ponds > 1 Acre	0	0		
Land previously committed as open space in accordance with these or prior LDRs	0	0		
50% of lands with slopes > 20%	0	0		
Calculated totals (sq.ft.):	27,878	23,567		
Development Calculations (Use - Heavy Retail/Service)				
Gross Site Area	0.64 -acres or 27,878 sq.ft.			
	AC-Zone Standard	Existing	Proposed	Gross
Number of units or density	N/A	0	(see note*)	5
Floor area (habitable)		0	1,560	1,560
Floor area (non-habitable)		0	2,023	2,023
FAR or maximum floor area Gross	6,969.5 sq.ft. (0.25*BSA)	0	3,583	3,583
Site Development	N/A	17,690 sq.ft. *(see note)	21,543 sq.ft.	21,543 sq.ft.
Landscape Surface Ratio	5,575.6 sq.ft. (0.20*BSA) min.	10,188 sq.ft. *(see note)	5,864 sq.ft.	5,864 sq.ft. (or 0.21)
Setbacks				
Front or Street Yard	20'			
Rear Yard	20'			
Side Yard	10'			
Height	35'			

Note*: The existing site has been utilized as a parking and storage area for Jackson Hole White Water (JHWW) operations and consists of a centralized gravel parking lot with one-way accesses to Karns Meadow Drive. The gravel parking lot covers most of the site area and any area that is not gravel consists of overgrown vegetation naturally occurring on fringes of the parking lot. 2017 Aerial Imagery was used to approximate the existing site area that is comprised of gravel and/or driving surface material. The inverse of the driving surface material and gravel is calculated as existing "Landscape Surface Ratio."

STRUCTURE LOCATION AND MASS

The subject property's location is situated at the corner of Broadway Avenue and Karns Meadow Drive, specifically on the southern side of Broadway Avenue and western side of Karns Meadow Drive. The LDR required setbacks for the AC zone are depicted in the Proposed Development Program & Development Calculations Table 1 on the previous sheet of this document. The structure proposed as part of this application has been situated to meet the Town of Jackson's highway corridor design goals. It is the applicant's understanding that the intent of the highway corridor,

or “street,” setback is to purposefully situate buildings to be separated from the highway as to provide a continuous and consistent buffer for structures and to provide landscape buffers to create an attractive green street edge in this area of Town. This application proposes that the structure be located 20-feet from the north property (same as highway right-of-way) line to meet these identified criteria. All other structural setbacks including rear and side setbacks are to be met and are shown on Sheet L2.0 CUP Site Plan Appendix C. Existing curb cuts are proposed to be utilized and no new interruptions to existing pedestrian and bike path infrastructure is proposed as a result. Proposals for landscape requirements are elaborated upon in further sections of this document.

The building is designed to be a 3,583 square-foot, one-story, barn-style structure with a 29'-6" ft high gable (with 37.5% roof pitch totals 33'-0") fronting both Broadway Avenue and Karns Meadow Drive. The height of the proposed structure does not exceed maximum height allowances for the AC zone.

MAXIMUM SCALE OF DEVELOPMENT

The proposed car wash structure is 3,583 square feet in size. Gross floor areas for single buildings in the AC zone may not exceed 15,000 square feet.

BUILDING DESIGN

The proposed development site design meets applicable standards in the TOJ Design Guidelines and TOJ LDRs. The building is oriented parallel to the highway, thus minimizing views into the washing facility. A 20' Highway Frontage setback is proposed and is to be landscaped with a mix of native vegetation. This landscape buffer is also proposed to effectively collect the Town of Jackson's sidewalk and Teton County Pathway's bike path stormwater run-off. The proposed building location was also designed to visually screen a proposed parking and vacuuming area, located immediately south of the building.

The building is designed with a gable fronting both Broadway Ave and Karns Meadow Drive. The barn-style architectural design was sought by the applicant to maintain desired future character of Broadway Avenue as it pertains to the greater Town character. Reclaimed barnwood is proposed as the primary exterior building material and treatments are consistently applied to all building facades facing both Broadway Avenue and Karns Meadow Drive. Preliminary Building elevations approved by the DRC are attached as Appendix G.

Pursuant to Division 5.8.3. the building design, site plan and landscaping plan associated with Lot 1, Lot 2 and the subject car wash project were unanimously approved by the Design Review Committee (DRC) on December 13, 2017. The approval letter, dated December 19, 2017, is attached as Appendix E for reference.

SITE DEVELOPMENT

Site development is not being proposed in the front/street yard as part of this application. Landscaping is proposed in the 20-foot front/street yard as a visual screening mechanism to buffer the proposed development along the highway corridor. Access, parking and drive aisles are proposed for the remainder of the lot along with a concrete pad for a trash/refuse receptacle that will be present along the western property boundary of Lot 2. This concrete pad is to be enclosed by fencing. Side yard setbacks for site development in the AC zone are 5-feet and this application does not propose any new encroachment into the side yards. A one-way vehicular access point exists on the eastern property line along Karns Meadow Drive. It is proposed that this access point remain as an egress for “bail-out” customers who need to exit the car wash facility prior to the tunnel-entry services. Minor development is proposed to this existing curb-cut and the applicant only anticipates a connection of the proposed drive aisle to the egress point.

Users of the car wash facility on Lot 2 will access the site from Karns Meadow Drive via a 20' wide access road located 4-feet, 2-inches from the rear lot-line. A retaining wall will also be necessary along the southern property boundary to meet access driveway standards. This access road is also the sole ingress and egress for Lot 1, via a 30-foot wide access easement previously approved as a portion of the (S/D18-245) Subdivision Plat application. The owner proposed to utilize Karns Meadow Drive as the point of access for both Lots 1 & 2 as part of the previous subdivision due to WYDOT regulations and standards for proposed curb-cuts not allowing for Lots 1 or 2 to be accessed via Broadway Avenue. The applicant understands that the AC zone requires a 5-foot site development setback. The applicant is requesting consideration from the planning director to allow a 20% adjustment for this setback. Minimum design standards for turning radii, essential access lane widths, drive aisle widths, parking space dimensions (for vacuuming/detailing services), pedestrian accesses and building program dimensions were strategically utilized to respect Town of Jackson zoning standards for all setbacks on this lot.

FENCING

Fencing along the side or rear lot line may be located zero feet (0') from the lot line but may not exceed 6' in height. Non-wildlife friendly fencing, installed in 2007 along the north lot line of the property and internally within the existing parking lot, will be removed as part of the proposed development. Fencing is proposed around the trash enclosure for screening and security purposes and is shown on Sheet L2.0 CUP Site Plan Appendix C. A retaining wall proposed along the south property line necessary for the proposed access road is anticipated to require a guardrail for safety purposes. Currently, steep grade changes in this area do not have safety mechanisms to prevent wildlife from falling or hazardous jumping. An effort to provide a physical barrier for safety as "guardrail fencing" is proposed to discourage wildlife from being subject to abrupt grade changes in this area. Reclaimed barnwood fencing material is proposed for the trash enclosure and guardrail fencing to be consistent with the proposed structure's building material.

DIVISION 5.2 - ENVIRONMENTAL STANDARDS

ENVIRONMENTAL ANALYSIS

An Environmental Analysis (EA) was performed by Y2 Consultants and found that Lot 1 and 2 of the Tibbitts Subdivision have significant existing man-made disturbance relating to grading for parking and temporarily stockpiling. According to the EA "over 1 acre of the parcel has been altered by extensive berming and stockpiling of material," and "disturbed/developed area make up the remaining 1.09 acres (94%) of the property". Historical photos on the Teton County GIS (TC GIS) show disturbance in 2003, prior to current ownership, when a dirt road was constructed as access road for the Town of Jackson-owned parcel which now contains the START Bus facility; this resulted in the removal of trees and vegetation in the southwest corner of the lot.

Aerial photography shows the site being used for parking/storage of vehicles starting in 2003. By 2005, approximately half of the parcel had been stripped of vegetation while the other half maintained myriad vehicle/storage trailers. Grading efforts in 2007 provided two tiers of parking areas, the eastern side being raised, and the western side being used for rock/gravel storage as well as parking. As a result, all mature willows and cottonwoods were removed from the site. In 2015, a large landslide occurred at the Bencor/Walgreen's property at 905 W. Broadway Avenue, and David Tibbitts aided the Town of Jackson by allowing the temporary storage of gravel, dirt, and debris on the western portion of his property, as shown in the Town of Jackson's 2015 aerial photography. The additional storage of gravel, dirt, and debris caused further disturbance on the property and existing, established groundcover was eradicated at this time.

The entirety of this lot lies within the Natural Resource Overlay (NRO); however, no high value wildlife habitat was identified on the property. Mule deer migration corridors and mule deer crucial winter range exist within a half mile of the property. Non-wildlife friendly fencing, installed in 2007 along the center and front of the property, will be removed as part of the proposed development. Landscaping is designed with a mixture of trees and shrubs to encourage wildlife movement through Lots 1 and 2 to promote wildlife permeability. Shrubs and lighting will be strategically placed to further encourage wildlife to use passageways at the east end of Lot 2 and the west end of Lot 1. As stated in the EA:

“these locations will give wildlife crossing from the Gros Ventre Butte cover, and good visual clearance for both the wildlife and the vehicular traffic. The purpose is to move the animals through the danger area near the roadway to the destinations either at Karns Meadow or the winter range on the butte north of the highway.”

The EA concluded that habitat on this site was irreversibly altered prior to 2005, well before the applicant purchased the property, therefore, there would be no loss of additional wildlife habitat and only minor negative impacts to animal species protected under Town of Jackson LDR Section 5.2.1. Overall, wildlife would have more beneficial cover-type with the proposed development due to carefully designed landscaping.

HABITAT MITIGATION

It has been identified by the Town of Jackson Planning Department that disturbances by the previous property owner occurring from the early 2000's - 2015 involving removal of habitat vegetation on the subject property will be require mitigation. With the subject property being located within the NRO, the Town Planning Department has required the new property owner (purchaser in 2015) to mitigate for the previous property owner's actions. The applicant has proceeded with this direction and proposes the following mitigation efforts.

As it is impossible to calculate the number of shrubs/trees removed by the previous owner over 10 years ago, the applicant has agreed to work with the Town of Jackson Planning Department to calculate necessary mitigation effort with aerial-based calculations.

Utilizing 2017 Teton County GIS aerial photography, an average, mature willow canopy is measured to cover ~350 sq.ft. of space in the immediately-adjacent Karns Meadow property. The adjacent Karns Meadow property was chosen for the measurement of aerial-based willow area due to the visual clarity of stand-alone, single, mature species of the same variety under scrutiny. The applicant proposes that the measurement of species on this parcel act as the baseline example of a mature willow shrub/tree for the purpose of this aerial based mitigation calculation.

2005 Teton County GIS aerial photography (the last aerial imagery in the Teton County GIS data-base depicting mature willow vegetation along Hwy. 89/Broadway Ave. on the subject property) shows ~3,096 sq.ft. of existing willow vegetation on the north lot-line of the property. An exhibit has been provided as Sheet L3.2 of Appendix F showing this vegetation area. Using the ~350 sq.ft. baseline for a mature willow, mentioned above, it is approximated that 8.85 (or 9) mature willows were removed by the previous property owner.

Vegetation shown on the 1999 Teton County GIS aerial photography relative to the relic irrigation ditch that once flowed from the western property boundary of Lot 1 to the southeastern corner/southwestern corner of Lot 1/Lot 2 is believed to have deteriorated due to the ditch's water supply being cut-off in between 1999 and 2002. The 2003 Teton County GIS aerial photograph depicts the vegetation's deteriorating health. The dying, and or diseased, vegetation (shown on Sheet L3.1 of Appendix F) was removed by the previous property owner for aesthetic and general

maintenance purposes. Therefore, this vegetation should not be considered for habitat mitigation as the vegetation had expired prior to its removal.

The applicant proposes to mitigate vegetative impacts from the previous property owner off-site as allowed under Section 5.2.1-E.2 of the TOJ LDRs. At a 2:1 mitigation rate, the applicant desires to locate 18 willow shrubs/trees (9 willow shrubs/trees at a multiplier of two) in an appropriate location agreeable to the Town of Jackson in Karns Meadow. The applicant sees this as the most appropriate off-site location for mitigation as it is directly adjacent to this subject property. As Lots 1 & 2 were utilized as staging areas for the Town of Jackson during construction efforts in 2015 and the EA Process identifying that plants palatable to mule deer on-site are inappropriate, the applicant offers to work with the Town of Jackson to identify the most suitable mitigation area in Karns Meadow. The applicant has expressed interest to Teton County Parks & Recreation Director, Steve Ashworth, and is amicable to an agreement for these 18 willow shrubs/trees to be implemented and monitored on this site.

DIVISION 5.3 – SCENIC STANDARDS

5.3.1 EXTERIOR LIGHTING STANDARDS

Exterior Lights proposed on the car wash structure and within the parking lot and landscape will comply with all Town of Jackson lighting standards. Exterior Lighting will be further reviewed at the Building Permit level.

5.3.2 SCENIC RESOURCE OVERLAY (SRO) STANDARDS

Not Applicable. The property is not within the SRO.

DIVISION 5.5 – LANDSCAPING STANDARDS

A Landscape Plan has been provided as Sheet L2.1 Appendix H and accompanies this application submittal. Plans have been prepared in accordance with the Town of Jackson's requirements for a Landscape Plan (LDR 5.5.2) and Required Plant Units (LDR 5.5.3).

5.5.2 LANDSCAPE PLAN

The EA was unable to identify any high value wildlife habitat on the property but did however determine that mule deer migration corridors and mule deer crucial winter range exist within a half mile of the property. Because migration routes were identified within a half-mile of the property, current fencing (not wildlife friendly) along the north property line will be removed to enable wildlife permeability. Landscaping will be created along the highway corridor and within the front/street yard with a mixture of trees and shrubs to encourage wildlife movement through the property and provide wildlife permeability. Tree, shrub and landscape lighting locations will be designed to prompt wildlife to use passageways at the east end of Lot 2 and the west end of Lot 1. Landscaping in these areas will provide cover for wildlife that cross from Gros Ventre Butte into Karns Meadow and will improve visibility for wildlife and vehicle traffic.

A minimum Landscape Surface Ratio of 20% (or .20) is required for the Heavy Retail/Surface use. Highway 89/191 Streetscape Standards also require that the first 20 feet adjacent to the right-of-way be "landscaped along the entire property frontage, except for breaks allowing pedestrian, bicycle and vehicular connections."

5.5.3 REQUIRED PLANT UNITS

5,864 square feet of Landscape Surface Area is proposed as part of this application. The AC zone requires that non-residential uses provide 1 Plant Unit (PU) per 1,000 square feet and 1 PU per 12 parking spaces. Six (6) PU's are proposed for this CUP application and are depicted on Sheet L2.0 CUP Site Plan Appendix C.

With an emphasis on screening as previously described, the following plant units are proposed:

Table 2. Proposed Plant Units

Unit Quantity	Unit Alternative	Plant Type	Plant Type Quantity	Total Plants
3	A	3" Caliper Canopy Tree	1	3
		6-foot Large Shrub	6	18
		5-gallon Container Shrub	4	12
2	B	3" Caliper Canopy Tree	2	4
		6-foot Large Shrub	2	4
		8-foot Evergreen Tree	3	6
1	C	6-foot Large Shrub	3	3
		8-foot Evergreen Tree	3	3
		5-gallon Container Shrub	2	2

5.5.4 GENERAL LANDSCAPING STANDARDS

All areas disturbed during construction – including stockpiles, staging, construction, and grading areas – not otherwise slated to receive structures, hardscape, or turf grass, will be reclaimed in a native grass reclamation seed mix, comprised of species specifically occurring on the site. Native topsoil shall be removed prior to construction and stockpiled for use on-site in reclamation activities.

All plants and seed shall be certified as weed free and open space or reclamation area plantings shall be listed on "Teton County, Wyoming's LDR Native Plant Species List" (www.tetonconservation.org/native-plants). Open Space Plantings will be woody plants used for windbreaks and visual screening along the property boundaries. Erosion control measures are required under County review of Grading and Erosion Control, where "site specific seed mixtures shall be used to revegetate all disturbed areas with the exception of lawn and landscaped areas" (LDR 5.7.2.B.2).

5.5.5 INSTALLATION AND MAINTENANCE

Plants shall be selected for their hardiness. Xeriscape principles, or water-wise landscaping, shall be applied throughout. The principles of "xeriscape" emphasize "the right plant in the right place". As such, even water-intensive plants may be appropriate if they are located carefully.

Regardless of drought-tolerant qualities of plants, supplemental irrigation will be necessary to all plants throughout their establishment period. In addition, irrigation will be necessary throughout the lifetime of the project for turf grass areas. A combination of delivery systems will be specified to serve the mixed plantings: low-volume drip irrigation for trees, shrubs, plants; above-surface spray irrigation for smaller turf areas; above-surface large-scale rotor irrigation for large turf areas, and to provide supplemental irrigation to establish native grass reclamation where specified.

DIVISION 5.6 – SIGN STANDARDS

Signage proposed for the car wash entrance will be designed to meet the required standards of this division. A sign permit will be submitted as required.

DIVISION 5.7 GRADING, EROSION CONTROL & STORMWATER MANAGEMENT

5.7.2 GRADING STANDARDS

A Grading & Erosion Control Permit application will be submitted to the Town of Jackson Engineering Department in association with all proposed physical development outlined in this CUP application including driveways, retaining walls, parking, pedestrian walkways, structures, utilities, stormwater management, etc. All proposed elements will adhere to standards outlined in Section 5.7.2 of the Town of Jackson LDR's.

5.7.3 EROSION CONTROL STANDARDS

A Grading & Erosion Control Permit application will be submitted to the Town of Jackson Engineering Department in association with all proposed physical development outlined in this CUP application including driveways, retaining walls, parking, pedestrian walkways, structures, utilities, stormwater management, etc. Erosion associated with these grading activities shall be controlled at all times during construction and after.

5.7.4 STORMWATER MANAGEMENT STANDARDS

The proposed development will capture, filter, and discharge storm water on-site and in conjunction with Lot 1 as anticipated in the previously approved Subdivision Plat process. This is in accordance with engineering standards defined for the proposed use.

The proposed development will also utilize a "Pur-Water Water Recovery System" to minimize water use and required maintenance. Refer to March 8, 2016 letter from New Wave Industries for specifics on system operation attached as Appendix F.

A Grading & Erosion Control Permit application will be submitted to the Town of Jackson Engineering Department in association with all proposed physical development outlined in this CUP application including driveways, retaining walls, parking, pedestrian walkways, structures, utilities, stormwater management, etc. All proposed elements will adhere to standards outlined in Section 5.7.4 of the Town of Jackson LDR's.

SUBSECTION C. ALLOWABLE USES

DIVISION 6.1 – ALLOWED USES

Section 6.1.6.F of the Town LDRs classifies the Heavy Retail/Service use as "retail or service uses that are of a greater intensity and impact than other retail or service uses [including] retail sales of fuels, including gasoline service stations [and] motorized vehicle rental, sales, service, and repair." This use has been identified as the most appropriate use for this car wash facility by the Town of Jackson Planning Department during the Pre-Application Conference process. This commercial use is allowed in the AC zone subject to this Conditional Use Permit application submittal and approval. Minimum Base Site Area and Maximum Density do not exist for this use. The following sections elaborate upon the requirements of this use in the AC zone.

DIVISION 6.2 – PARKING AND LOADING STANDARDS

Table 3. Parking Requirements

Parking Type	TOJ AC Zone Standard	Proposed
Parking (min)	2 per 1,000 SF + 3 per repair bay + 1 per wash bay	8 spaces + 1 employee space + 1 ADA space (10 Total)
ADA Parking	1 per 25 spaces	1
Bike Parking	1 per 10 spaces	2
Queuing Spaces	2 per wash bay	4

The site plan proposes a total of ten (10) parking spaces: Eight (8) oversized (14' x 21') parking spaces for customer vacuuming and cleanout, 1 employee parking space, and 1 ADA parking space.

One vehicular parking space and two additional bike-parking spaces are provided for employees on-site.

6.2.3 LOCATION OF REQUIRED PARKING

All parking is provided off-street and has been designed specifically for the function of the car wash operation. One employee parking space and two employee, bike-parking spaces are proposed on-site, off-street, and are shown on Sheet L2.0 CUP Site Plan, Appendix C.

6.2.4 MAINTENANCE OF OFF-STREET PARKING AND LOADING

All parking spaces are proposed to be maintained regularly as the proposed parking on-site is essential to the business/operations plan of the car wash development. Asphalt surfaces are proposed to drain towards a landscaped area designed for storm water retention. These areas are shown on the site plan, attached as Appendix C.

6.2.5 OFF-STREET PARKING AND LOADING DESIGN STANDARDS

All parking spaces shall be paved and clearly marked. Spaces will be 14 feet by 22 feet. Parking spaces are oversized to provide ease of access for vacuuming and personal car detailing. Vacuuming facilities are located at the front of each parking space. The ADA space is dimensioned to meet ADA standards.

SNOW STORAGE

The proposed development includes paved access, parking, and drive aisles that are to be heated. The inclusion of an asphalt heating system in the site design is solely for the purpose of reducing the presence of snow accumulation on the property during large snow storm events. However, sufficiently-sized landscaped areas are intended to receive plowed snow, as shown on the site plan, Appendix C. These areas provide a total of 501 square feet (equal to ~5% of total paved area).

DIVISION 6.3 – AFFORDABLE WORKFORCE HOUSING STANDARDS

The required affordable housing to be provided for 3,583 sf of heavy retail/service development in the AC zone is 57.3 square feet. The applicant is proposing to utilize the fee-in-lieu mitigation method to fulfill this Affordable Workforce Housing requirement. This approach for mitigation of the required floor area is acceptable under Section 6.3.1-E.2b *Payment of In-Lieu Fees*. (See Table Next Page)

Table 4. Affordable Workforce Housing Fee In-Lieu Calculation

3,585 square feet of Heavy Retail/Service Use Proposed
(TOJ AC Zone Standard) – 16 sq.ft. Aff. Workforce Housing Required per 1,000 sq.ft. of proposed floor area
$16 \text{ sq.ft.} / (3,583 \text{ sq.ft.} \times .001)$
Total Aff Workforce Housing Required: 56 sq.ft.
Fee In-Lieu per TOJ Planning Department: \$150.40 per sq.ft.
$\$150.40 \times 56 = \underline{\underline{\$8,422.40}}$

This fully automated car wash is designed to operate with minimal employees. The car wash anticipates a total of two (2) employees during operational hours.

DIVISION 6.4 OPERATIONAL STANDARDS

6.4.1 OUTSIDE STORAGE

Outdoor storage is prohibited in the AC zone; therefore, no outside storage is proposed for Lot 2 of the Tibbitts Subdivision. All mechanical equipment proposed for the operation of the car wash will be located in the Equipment Room of the proposed car wash structure.

6.4.2 REFUSE AND RECYCLING

Nine (9) small refuse containers are proposed for the vacuuming/detailing parking area each associated with individual vacuuming/detailing parking spaces. One large collective dumpster-style refuse container is located in the southwest corner of the parcel. All trash and recycling receptacles in the form of dumpsters require enclosures in the AC zone if used for non-residential use. A fence enclosure is proposed around the trash receptacle's concrete pad located along the western property line and is shown on Sheet L2.0 CUP Site Plan Appendix C.

6.4.3 NOISE

Division 6.4.3 *Noise*, mandates that all noise not exceed 65 DBA as measured at the property line. The car wash shall comply with this standard and noise levels will not exceed 65 DBA, however, due to the nature of the use, persons inside the car wash may experience noise levels above 65 decibels due to the washing machinery and water recovery system. Landscaping within the street setback is designed to act as a noise buffer to minimize impacts on commuters, pedestrians and the neighboring community.

6.4.4 VIBRATION

Vibration displacement will conform with the regulations in Section 6.4.4 *Vibration*, as measured at the property line. The proposed development will comply with these standards, however, due to the nature of the use, persons inside the car wash facility may feel vibrations along with loud noises from the washing machinery and water recovery system.

6.4.5 ELECTRICAL DISTURBANCES

Electrical Disturbances are prohibited in this zone and are therefore not proposed with this development.

6.4.6 FIRE AND EXPLOSIVE HAZARDS

There are no fire or explosive hazards associated with the car wash development.

SUBSECTION D. DEVELOPMENT OPTION AND SUBDIVISION STANDARDS

DIVISION 7.2 SUBDIVISION STANDARDS

7.2.2 STANDARDS APPLICABLE TO ALL SUBDIVISIONS

A Subdivision Plat Application for this subject lot (S/D18-245) was submitted and approved on October 1, 2018. No further subdivisions are anticipated as part of this application.

7.2.3 LAND DIVISION STANDARDS

A Subdivision Plat Application for this subject lot (S/D18-245) was submitted and approved on October 1, 2018. No further subdivisions are anticipated as part of this application.

7.2.4 CONDOMINIUM AND TOWNHOUSE SUBDIVISIONS

Not Applicable.

DIVISION 7.4 AFFORDABLE HOUSING STANDARDS

See Division 6.3 section of this document.

DIVISION 7.6 TRANSPORTATION FACILITY STANDARDS

7.6.2 ACCESS TO ROADS, STREETS, AND HIGHWAYS

The previously approved Subdivision Plat Application (S/D18-245) proposed an access easement along the south property line to reduce an existing, 2-way, curb-cut access to a one-lane, exit-only egress for “bailout” customers and relocate/consolidate property ingress/egress for both Lots 1 & 2 of the Tibbitts Subdivision via a 20-foot, 2-way access driveway approximately 135 feet from the Broadway Avenue and Karns Meadow Drive intersection where a curb cut at the southeast corner of Lot 2 previously exists. See Site Plan, Appendix C, for dimensions and layout of the proposed access improvements.

7.6.3 STREETS, ALLEYS, AND EASEMENTS

No streets or alleys are proposed with this application. An access easement for a driveway benefitting of Lot 1 across Lot 2 was approved in the previous Subdivision Plat process.

DIVISION 7.7 REQUIRED UTILITIES

7.7.2 POTABLE WATER SUPPLY

The public water main has been abandoned from the center of the site and relocated along Karns Meadow Drive, per conversations with Town Engineering Department. The proposed development intends to connect to the 6” water main near the east property line with a 2” line. A Subdivision Improvements Agreement (SIA) was submitted and approved as a portion of the Subdivision Plat Application process that ensured potable water supply connection from the Town of Jackson main lines. Pressure boosters will be provided on site to ensure adequate pressure for the washing facility. See Site Plan, Appendix C, for dimensions and layout of the proposed infrastructure improvements.

7.7.3 SANITARY SEWER SYSTEMS

Public sewer infrastructure exists in the form of an 8” sanitary sewer main in Karns Meadow Drive. An existing sewer manhole approximately 160 feet south of the Broadway Avenue/Karns Meadow Drive intersection has been identified by the Town of Jackson Engineering Department as the best location for public sewer infrastructure tie ins proposed

for Lot 1 & 2 of the Tibbitts Subdivision. A Subdivision Improvements Agreement (SIA) was submitted and approved as a portion of the Subdivision Plat Application process that ensured sanitary sewer connections to the Town of Jackson main lines. See Site Plan, Appendix C, for dimensions and layout of the proposed infrastructure improvements.

SUBSECTION E. CUP FINDINGS

1. IS COMPATIBLE WITH THE DESIRED FUTURE CHARACTER OF THE AREA

Complies. The proposed site is categorized as a disturbed area and is located in the Comprehensive Plan Sub-area 4.1 Midtown Highway Corridor. Sub-area 4.1 is characterized as a transitional sub-area that aims to implement complete street amenities. The Comprehensive Plan recognizes that “some single-use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. These uses should follow the desired building form and pattern as much as possible. . . a key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.” Though the proposed structure is designed as a single-story, its gabled roof design provides the appropriate corridor frontage desired for the future character of the area while accommodating the functional program necessary for the operation. Currently, West Broadway Avenue consists primarily of vehicle-oriented commercial development. The proposed car washing facility is categorized as Heavy Retail/Service use and therefore blends with the desired future character of the Midtown Highway Corridor as anticipated by the Comprehensive Plan. The proposed car wash also includes landscaping designed to promote wildlife permeability and provide additional beneficial cover-type for wildlife crossing Broadway Ave.

The car wash is defined as “Heavy Retail/Service” due to the higher intensity of land use compared to traditional retail and service. This land use is compatible with the surrounding car repair/service shops, car dealership, and multiple gas stations, all classified as “Heavy Retail/Service” uses, as well as future light industrial and other vehicle-focused developments. The car wash will blend in with future development as well as current development, thus meeting Comprehensive Plan Policy Objective 6.2.d *Promote light industry* and 4.1.d: *Maintain Jackson as the economic center of the region*. The automated car wash utilizes an already disturbed lot and provides a needed service to the community, therefore meeting Comprehensive Plan Policy Objectives 4.3.b: *Create and develop transitional subareas* and 4.4.b *Enhance Jackson Gateways*.

Tibbitts/Huffman, LLC, the applicant, was created by two long-time Jackson residents to respond to the need for vehicular maintenance needs in Jackson. The car wash will be locally owned and managed, employing local workers, to ensure that this development and its new workers do not exacerbate economic issues in Jackson. The car wash therefore also meets Policy Objectives 6.2.b: *Support businesses located in the community because of our lifestyle* and 6.2.c: *Encourage local entrepreneurial opportunities*, as outlined in the Comprehensive Plan.

2. COMPLIES WITH THE USE SPECIFIC STANDARDS OF DIVISION 6.1: ALLOWED USES AND THE ZONE

Complies. The proposed car washing facility is categorized as Heavy Retail/Service use within the Commercial Use category. Section 6.1.6.F defines Heavy Retail/Service “as retail or service uses that are of a greater intensity and impact than other retail or service uses,” such as motorized vehicle rental, sales, service, and repair. The car wash falls easily into the category of motorized vehicle service as it is fully automated for customers in vehicles with complimentary vacuums/personal detailing area available.

Section 2.3.5-C.1 allows for Heavy Retail/Service pursuant to a Conditional Use Permit. Section 2.3.5-C.2 requires 9 parking spaces and 57,328 square feet of Affordable Workforce Housing. This application proposes 10 parking spaces (8 customer parking spaces, 1 employee parking space, and 1 ADA customer parking space) and a fee in-lieu payment

for the required housing.

3. MINIMIZES ADVERSE VISUAL IMPACTS

Complies. Extensive on-site grading and stockpiling of material from various Town projects since 2003, have contributed to the significant disturbed nature of the property prior to and during David Tibbitts' current ownership. Included in the plans for this car wash are landscaping plans designed to minimize visual impacts of the site from Broadway Avenue and from Karns Meadow Drive. Landscaping will also serve to encourage wildlife movement through the property by providing permeability corridors and discouraging foraging by specifying non-palatable plant species for landscaping. Landscape areas will be designed using a mixture of trees and shrubs to screen the development. The building is designed with a gable fronting both Broadway Ave and Karns Meadow Drive. The barn-style architectural design was sought by the applicant to maintain desired future character of Broadway Avenue as it pertains to the greater Town character.

Pursuant to Division 5.8.3. the building design, site plan and landscaping plan associated with the subject car wash project were unanimously approved by the Design Review Committee (DRC) on December 13, 2017.

4. MINIMIZES ADVERSE ENVIRONMENTAL IMPACTS

Complies. Extensive on-site grading and stockpiling of material from various Town projects since 2003, have contributed to the significant disturbed nature of the property prior to and during David Tibbitts' current ownership. The site plan aims to redevelop this disturbed site and prompt wildlife to move safely through the site. Buck rail fencing will be removed along Broadway Avenue to enable wildlife permeability and proposed landscaping will promote wildlife movement through the lot to maintain wildlife thoroughfares. Shrubs and lighting locations will further prompt wildlife to use passageways at the east end of Lot 2 and the west end of Lot 1. Off-site habitat mitigation will contribute to the health of the Karns Meadow ecosystem.

5. MINIMIZES ADVERSE IMPACTS FROM NUISANCES

Complies. The proposed car wash revitalizes an existing vacant lot into a vibrant commercial use with hardscape and landscape improvements. Landscaping and building design will serve to blend the development in with the neighboring buildings and create an attractive functional building, rather than an empty gravel parking lot. The proposed development satisfies all division 6.4 standards and regulations for this zone including noise and vibration standards.

6. MINIMIZES IMPACTS ON PUBLIC FACILITIES

Complies. The applicant has worked directly with the Town of Jackson Engineering Department to identify the best and most appropriate connections to existing Town of Jackson utility infrastructure during the Subdivision Plat application process. The car wash development also proposes best management practices for water conservation methods for modern-day car wash facilities. A "PurWater Water Recovery System" is being proposed to minimize the amount of water used by the car wash.

7. COMPLIES WITH ALL OTHER RELEVANT STANDARDS OF THESE LDRS AND ALL OTHER TOWN ORDINANCES

Complies.

8. IS IN SUBSTANTIAL CONFORMANCE WITH ALL STANDARDS OR CONDITIONS OF ANY PRIOR APPLICABLE PERMITS OR APPROVALS

Complies. The property is currently vacant of any structures and does not hold any Town of Jackson permits outside of the recent Development Plan approved by the Town of Jackson in association with the Subdivision Plat application

(S/D18-245) and directly correlated to this application.



PLANNING & BUILDING DEPARTMENT

March 9, 2018

Y2 Consultants
Attn: Robert Infanger
PO Box 2870
Jackson, WY 83001

RE: Follow-up Letter for the Environmental Analysis for 660 W. Broadway Avenue
Item P18-034

Dear Mr. Infanger:

This letter is to serve as a follow-up to the Environmental Analysis (EA) submitted on January 30, 2018. The EA was required according to Land Development Regulation Section 8.2.2.B as a result of submittal of a Development Plan to subdivide the existing lot into two lots. In addition, the EA contemplated the future intended use (car wash) of one of the proposed new lots which will require a Conditional Use Permit (CUP) subsequent to the subdivision being approved. The following narrative reflects the result of the EA:

An EA pre-application meeting was held on November 7, 2017 determining the need for an EA. Subsequently, an alternatives design meeting was held on January 11, 2018 and a site plan was provided showing the proposed lot split and the proposed future use of the eastern lot, a car wash. The western lot was not discussed as the applicant was not proposing to purchase or develop that lot.

Summary of Alternatives Design meeting:

After reviewing the site plan for the eastern lot, it was determined that no alternative location for the car wash could be identified without creating new design/circulation and safety challenges. Specifically, the length of the building could not be changed to run north and south based on its 100' length and the existing lot depth. This design would create problems with access and queuing; not allowing enough space for vehicles to stack and limiting the turning radius for vehicles to safely pull straight into the wash bay.

Staff also discussed keeping the same east-west building orientation, but shifting the building south up against the 30' vehicular easement line. This also was found

to be a flawed design because it would create circulation issues with vehicles coming and going from the parking/vacuum area. There was simply not enough space for adequate vehicular lane width and safe egress. The site plan as proposed seemed to be the only option that would allow the site to function properly and safely.

The discussion turned to options for landscaping and lighting, since landscaping along the roadside was identified as a potential safety issue, where it could lure ungulates to feed and/or seek cover along West Broadway. It was agreed upon that any landscape vegetation that invites wildlife near to the roadside for feeding purposes should be avoided (i.e. certain favored shrubs). There was discussion about using plants that provide cover to encourage wildlife to move toward Karns Meadow, around the car wash, while using lighting in certain areas to deter wildlife from certain areas of the property. Finally, staff discussed the retaining wall to the south that abuts the START facility property. The applicant relayed that a guardrail would be added for the portions of the retaining wall that appeared to be as tall as 6'. It should also be noted, although not discussed, that areas where the retaining wall is not as tall or does not exist, efforts should be made to facilitate wildlife permeability through the property, so as to not trap ungulates on the access road.

Summary of EA:

The purpose of the EA as stated in the Land Development Regulations is to ensure that proposed subdivision and development minimizes impacts on areas protected (e.g. crucial migration routes, crucial winter range, nesting areas). This site has been identified as being located in Spring/Summer/Fall range for mule deer with crucial mule deer winter range areas located to the north across Highway 89. Although the site itself has low-use movement, it is considered a high use crossing location for mule deer moving from the butte to the north to Karns Meadow. Since an alternative design could not be identified to compliment the high movement patterns, staff has placed a recommendation that at the time of Building Permit, the applicant should avoid installing landscape vegetation that invites wildlife near to the roadside for feeding purposes (i.e. certain favored shrubs). The landscape plan will be reviewed both during the CUP process and at the time of Building Permit submittal. In addition, the applicant shall follow through on their plans to install landscaping to encourage wildlife movement through the lot.

Additionally, installation of new fencing is also recommended in areas with tall retaining walls to decrease potential wildlife impacts. As stated in the EA, the applicant already plans to remove some existing fencing along the southern property line and replace with new fencing adjacent to a 6' tall retaining wall which is in line with staff's recommendation.

Finally, as stated in the EA and shown in the aerial photos, the subject site has been significantly disturbed beginning sometime before 2005 resulting in a low value rating for vegetative cover types. This was a direct result from the property owner and was done well after the 1994 Land Development Regulations without

proposing any on-site or off-site mitigation. Section 5.2.1.E.2 Habitat Enhancement requires that the applicant mitigate at a 2:1 ratio for development impacts related to crucial migration routes, crucial winter range nesting areas, etc. In this case, since the applicant willfully removed the cottonwood trees several years after the 1994 LDRs without proposing a mitigation plan, the applicant will be required to mitigate through an on-site or off-site enhancement plan.

The Planning Director makes the following recommendations regarding the Development Plan for a lot split and future CUP for a car wash:

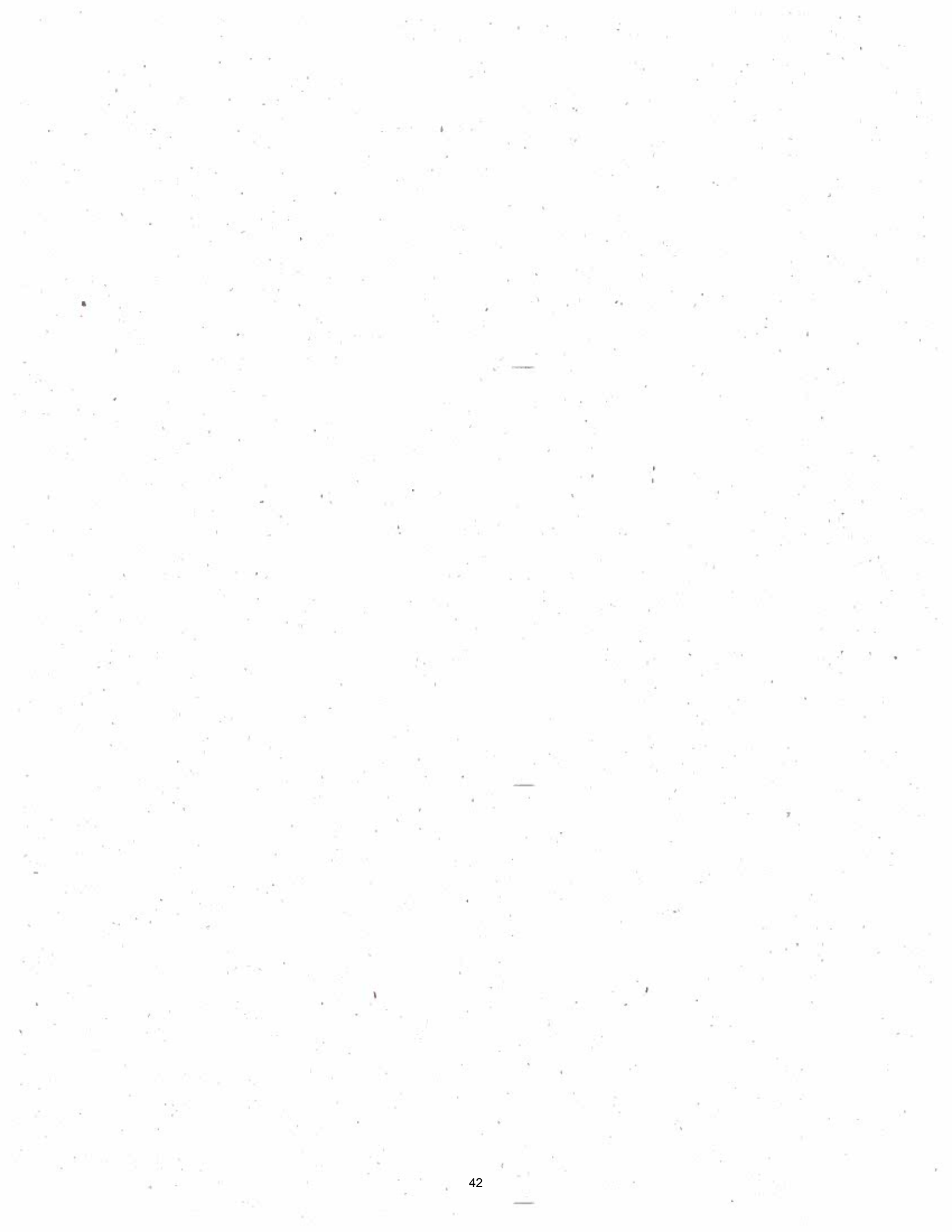
1. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a landscape plan prepared and stamped by a Wyoming Landscape Architect that shows vegetation types that are not palatable to mule deer. In addition, the applicant shall provide a landscape plan that is conducive to wildlife movement through the site.
2. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall remove the existing fencing along the southern property line and replace it with compliant fencing along the southern areas of the site with retaining walls 6' or higher.
3. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a Habitat Enhancement/Mitigation plan which provides either on-site or off-site mitigation at a 2:1 ratio for the areas of the site, specifically the areas with Cottonwood trees, which were willfully disturbed. The 2:1 will be based upon the area of the trees shown in the 1999 aerial photo.

If you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305.

Sincerely,



Tyler Valentine
Senior Planner





ENVIRONMENTAL ASSESSMENT

TIBBITT SUBDIVISION, LOTS 1 AND 2

Prepared by:

Y2 Consultants, LLC
Brenda Ashworth

Prepared for:

David Tibbitts
PO Box 3695
Jackson, WY 83001

January 24, 2018

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INTRODUCTION

Y2 Consultants, LLC. was hired by David Tibbitt's to prepare an Environmental Analysis for the property located at 660 W. Broadway, in Jackson, Wyoming. A site visit was conducted on August 17, 2017 to verify cover types and review resources on the parcel.

The purpose of this Environmental Analysis (EA) is to coordinate the application of natural resource protection standards, developed by the Town of Jackson, to potential future development through initial identification of the natural resources on a site (Town of Jackson Planning Department, 2017). The probable effects of development on identified natural resources were analyzed in this study and recommendations for development are provided herein to aid in planning efforts.

LOCATION

This parcel (PIDN 22-41-16-33-1-00-020) consists of 1.16 acres located on the south side of West Broadway. It is adjacent to Karns Meadow Park/Drive to the east, the START bus facility to the south, and the Virginian Lodge, Restaurant and Saloon to the west. The west and north property boundaries form the edge of the Natural Resources Overlay (NRO) (Appendix A – Figure 1). It is zoned AC (Auto-Urban Commercial), as are the properties to the east and west. The START bus facility to the south is zoned as Public/Semi-Public and had an Environmental Analysis completed in 2011.

GENERAL SITE CONDITIONS

The site was relatively undisturbed until 2003, when a dirt access road was created to access the Town of Jackson parcel that now houses the START Bus facility; this resulted in the removal of vegetation in the southwest corner of the lot. Aerial photography shows the site was being used for parking/storage of vehicles. By 2005 approximately 50% of the parcel had been denuded of vegetation and the other half had numerous vehicles and storage trailers on the parcel. By 2017, the parcel was extensively graded with a raised gravel parking lot created on the east half and the west half used for gravel/rock storage and parking. A berm created as part of the START Bus facility encroaches on the parcel on the south boundary (Appendix A – Figure 2).

TOPOGRAPHY

Surface topography of the site is gently sloped toward the southwest. Elevations range from approximately 6,178 ft. above sea level at the southwest corner of the property to 6,192 ft. above sea level, at the northeast corner of the property.

SOILS

The following soils information is provided by the Natural Resources Conservation Service (NRCS) Soil Survey of the Town of Jackson, Wyoming, Grand Teton National Park Area 1975. The property is comprised of two soil types, the Greyback-Thayne complex 20 to 30 percent slopes and the Tineman gravelly loams, wet.

The dominant soil type is the Tineman gravelly loam comprising 66.6% of the property. Tineman soils are formed in gravelly alluvium at elevations between 6,000 and 7,000 feet. Greyback-Thayne complex soils form on alluvial fans and colluvial foot slopes at elevations between 6,000 and 7,000 feet (Appendix A – Figure 3).

Table 1. Soil Map Unit Summary for 660 W. Broadway, Jackson, Wyoming.

Map Unit	Map Unit Name	Acreage	% of Tract
20	Greyback-Thayne Complex, 20 to 30 percent slopes	0.4	33.4%
60	Tineman gravelly loam, wet	0.8	66.6%
		1.2	

NATURAL RESOURCE OVERLAY

The property is located entirely within the Natural Resources Overlay (NRO) (Town of Jackson Planning Department, 2017).

The purpose of the NRO is to provide protection to important and sensitive natural areas throughout the Town of Jackson that provide critical winter habitat and migration routes. Habitat and migration routes are essential for the survival of elk, mule deer, moose, and trumpeter swans; nesting habitat is essential to the survival of the bald eagle and trumpeter swan; spawning areas are essential to the survival of the cutthroat trout and the other natural resources and bio-diversity that support wildlife populations (Town of Jackson Land Development Regulations, Section 5.2.1).

Developments that fall within the NRO are required to be located outside crucial wildlife habitat areas and/or minimize impacts to wildlife and their habitats, to the most practicable extent (Town of Jackson Land Development Regulations, Section 5.2.1).

SCENIC RESOURCE OVERLAY

The property is not located within the Town of Jackson Scenic Resource Overlay (SRO).

EASEMENTS

No easements are contained within the property boundary. The Jackson Hole Land Trust Karns Meadow easement is located to the southeast of the property.

HABITAT INVENTORY

VEGETATIVE COVER TYPES

The purpose of cover type standards is to establish a mechanism for protecting critical vegetative cover types. cover types are divided into several subcategories and are protected according to their importance to wildlife and its survival. Y2 used the cover standards developed by Teton County, Wyoming for this evaluation (Teton County Land Development Regulations, Section 5.2.1.F.1, 2017). Teton County has ranked the relative values of cover types by assigning each an ordinal value ranging from 1 (lowest value) to 10 (highest value) (Teton County Land Development Regulations, Section 5.2.1.F.4.a, 2017).

For this study, cover types are categorized based on the publicly available on the Teton County GIS shapefile layer and the cover type categories and descriptions dictated within the Teton County Land Development Regulations (Teton County Land Development Regulations, Section 5.2.1.F.4.a, 2017) cover types were reviewed for species composition, cover, and age classes, then assigned to the community type most closely described in the Teton County Development Regulations (2017).

Site verification, conducted on August 17, 2017, of the vegetation mapping revealed the Teton County GIS polygons on the parcel were captured incorrectly in terms of species and density cover. Vegetative cover on the lot is identified by the Teton County Vegetation Layer (Cogan 2013) as Mixed Planted and Introduced Herbaceous Grasslands, transitional areas and disturbed impervious surface. The visit showed that over 1 acre of the parcel has been altered by extensive berming and stockpiling of material. A small area in the southwest corner of the parcel remains vegetated with introduced grasses. The vegetation map in this report has been updated to reflect the correct cover types and acreage (Appendix A -Figure 4).

Acreages, percent occurrence, and relative habitat value according to rank, of each cover type are summarized in Table 2.

Table 2. Acreages, percent occurrence, and ordinal ranking of vegetative cover types within 660 W. Broadway, Jackson, Wyoming.

COVER TYPE	ACREAGE	% OF TRACT	TOWN OF JACKSON RANKING
Disturbed Impervious Cover	1.09	94%	0
Mixed Planted and Introduced Herbaceous Grasslands	.07	6%	1
	1.16		

MIXED PLANTED AND INTRODUCED HERBACIOUS GRASSLAND

The Mixed Planted and Introduced Herbaceous Grasslands planted makes up 0.07 acres (6%) of the property. Vegetative species within this cover type include non-native grass, mostly bromes and bluegrass.

DISTURBED/DEVELOPED

Disturbed/Developed areas make up the remaining 1.09 acres (94%) of the property. The disturbed areas consist of gravel parking areas and berms.

WETLANDS/ WATERBODIES AND TEN-YEAR FLOODPLAINS

No wetlands or surface water is present on the parcel and the parcel is outside the floodplain zone.

WILDLIFE HABITATS PROTECTED BY THE NATURAL RESOURCE OVERLAY

The Town of Jackson is internationally known for the abundant wildlife that results from the County's location in the Greater Yellowstone Ecosystem and its proximity to Grand Teton National Park, Yellowstone National Park, and the Bridger-Teton National Forest (Town of Jackson Planning Department, 2017). Although all wildlife species are important, premier species with significant biological, ecological, economic, educational and aesthetic values to Town of Jackson include: elk, mule deer, moose, bald eagles, trumpeter swans, and cutthroat trout (Town of Jackson Planning Department, 2017). These species and their respective habitats are protected through the Town of Jackson and Teton County Land Development Regulations to assure their continued survival in Town of Jackson (Town of Jackson Land Development Regulations, Section 5.2.1, 2017).

Vegetative communities found in the vicinity of (within ½ mile) the project area represent habitat for a variety of birds and mammals, some of which have been classified as these premier species in the Town of Jackson Land Development Regulations.

In addition, neotropical migratory birds and amphibians are addressed in this section because they are considered sensitive species and are often used as ecological indicators by various land management agencies. Each species of concern is addressed below.

A listing of protected habitat types and presence of the type within ½ mile of the project area are identified in Table 3.

Table 3. Habitat Types Protected by the NRO and Presence within 1/2 mile of 660 W. Broadway, Jackson, WY.

HABITAT TYPE	PRESENCE ON PROPERTY	PRESENCE WITHIN ONE-HALF MILE OF TRACT
Bald Eagle Nesting Habitat	No	No
Bald Eagle Crucial Winter Habitat	No	No
Mule Deer Migration Corridors	Not designated but potentially used	Yes
Mule Deer Crucial Winter Range	No	Yes
Moose Crucial Winter Habitat	No	Not designated but potentially used
Elk Migration Corridors	No	No
Elk Crucial Winter Range	No	No
Trumpeter Swan Nesting Habitat	No	No
Trumpeter Swan Crucial Winter Habitat	No	No
Snake River Cutthroat Trout Spawning Areas	No	Not designated but potentially used

BALD EAGLE NESTING HABITAT AND CRUCIAL WINTER HABITAT

The bald eagle was removed from the Endangered Species list in 2007. It continues to be monitored by the U.S. Fish and Wildlife Service (FWS), and is still protected by the Bald and Golden Eagle Protection Act, the Migratory Bird

Treaty Act and the Lacey Act. The bald eagle population in the Greater Yellowstone area is considered “significant” by the FWS.

The Town of Jackson Land Development Regulations protect nesting bald eagles by prohibiting development within 660 feet of standing/occupied, active, or inactive nests, and protects known perch and roost trees regarded as crucial winter habitat (Sec 5.2.1.F.6, Town of Jackson Land Development Regulations, 2017).

NESTING

No bald eagle nests are within 660 feet of the project area. Occupied bald eagle nests, documented as active by the Wyoming Game and Fish Department (personal correspondence, Susan Patla, 2015), are over a mile away from the property (Appendix A- Figure 5).

CRUCIAL WINTER HABITAT

Aquatic features provide the majority of foraging opportunities to bald eagles in Jackson Hole. The property is within half a mile of the riparian area of Flat Creek. Bald Eagles may use the Flat Creek habitat year-round, but they are likely impacted by existing human activities.

MULE DEER

The mule deer is a large ungulate species native to Teton County. Teton County supports a relatively small population of mule deer in comparison to elk, but these animals are particularly obvious during the winter on south facing slopes (Teton County Planning Department, 2017).

MIGRATION CORRIDORS AND CRUCIAL WINTER RANGE

This parcel is located in Spring/Summer/Fall range for mule deer (Appendix A – Figure 6). Crucial mule deer winter range is located to the north across Highway 89. A mule deer movement report prepared by the Conservation Research Center of Teton Science Schools (2013) identifies this property as a low-use movement area and a high use crossing location. The crossing use is presumably tied to the development configuration of the adjacent parcels in relation to the habitat provided by Karns Meadow.

MOOSE

Crucial moose winter habitat is essential to the survival of the moose, and these habitats are protected under the Town of Jackson LDRs (Town of Jackson Land Development Regulations, Section 5.2.1.F.3, 2017). The immediate study area has been classified as winter/year-long range by the Wyoming Game and Fish Department (Appendix A – Figure 7).

CRUCIAL WINTER HABITAT

The property is located in Winter/Year Long habitat, however, no ‘Crucial’ moose winter habitat is identified on the property. The given the lack of palustrine vegetation desired by moose, it is unlikely that the parcel provides even transitional habitat for the species. No moose sign was found on the property during the August site visit.

The property is adjacent to Karns Meadow, which serves as winter habitat for moose. Moose can be expected to move through the project area both seasonally and year-round.

ELK

The elk, or “wapiti,” is a large ungulate and a member of the deer family. Teton County and areas adjacent to the Town supports one of the largest elk herds in North America. Crucial winter ranges and elk migration routes are essential to the survival of these animals and hence are protected under the Town of Jackson Land Development Regulations (Town of Jackson Land Development Regulations, Section 5.2.1.F.1, 2017).

MIGRATION CORRIDORS AND CRUCIAL WINTER RANGE

The immediate study area has been classified as Spring, Summer, Fall range by the Wyoming Game and Fish Department (Appendix A- Figure 8).

Elk migration routes were not identified on the property or surrounding area. Individual or small groups of elk can be expected to move through the project area both seasonally and year-round. The property has no designated ‘crucial’ winter elk habitat. Elk sign was not observed during the August site visit.

TRUMPETER SWAN

NESTING HABITAT AND CRUCIAL WINTER RANGE

The Wyoming Game and Fish Department presently classifies trumpeter swans as a “Priority 1 non-game management species,” a designation given to species which are vulnerable to extirpation or significant population declines in Wyoming. Jackson and Teton County, part of the largest breeding area in the contiguous U.S. and includes the Greater Yellowstone Ecosystem, is home for the tri-state subpopulation of trumpeter swans. Because the trumpeter swan does not migrate from the area during winter, as waterfowl normally do, maintenance of its winter habitat is crucial to its survival and are protected under the Town of Jackson Land Development Regulations (Town of Jackson Land Development Regulations, Section 5.2.1.F.4, 2017). This property lacks riparian areas; therefore, no suitable trumpeter swan habitat is present on the property.

Occupied Trumpeter swan nests, documented as active by the Wyoming Game and Fish Department (personal correspondence, Susan Patla, 2015), are over a mile away from the property (Appendix A-Figure 9).

SNAKE RIVER CUTTHROAT TROUT

SPAWNING AREAS

The Snake River fine-spotted cutthroat trout is indigenous to Teton County. It only inhabits the upper reaches of the Snake River in Wyoming and extreme eastern Idaho, Jackson Lake, and the Palisades Reservoir. Critical spawning areas are protected in Town of Jackson to maintain a viable population of cutthroat trout (Town of Jackson Land Development Regulations, Section 5.2.1.F.5, 2017). No surface waters exist within the project areas; therefore, no suitable cutthroat trout habitat is present on the property. However, Flat Creek, a crucial stream corridor, is located approximately 450 feet southeast of the property (Appendix A – Figure 10).

NEOTROPICAL MIGRATORY BIRDS

Migratory birds include raptors, passerines, and shorebirds that breed in North America but migrate to Mexico, and Central and South America for the winter. In Wyoming, 162 bird species are considered neotropical migrants (Nicholoff, 2003) with peak migration periods occurring from May through June and again in late August through early October. Nesting is typically initiated in May and June and potential nesting habitat includes native

grasslands, shrublands, and aspen and coniferous forest stands. Due to the lack of vegetation available on the property, it is unlikely migratory bird or raptors will make use of the property's current resources.

AMPHIBIANS

Amphibian species such as the western chorus frogs, boreal toads, and tiger salamanders are of special concern in Town of Jackson to many land management agencies. Generally, these species are found within riparian zones which have the presence of coarse woody debris (fallen logs left on the ground) and stagnant backwaters. Given the location of the project area, the absence of water, and lack of vegetation, no suitable amphibian habitat is present on the property.

THREATENED AND ENDANGERED SPECIES

In addition to species of special concern identified in the Town of Jackson's LDRs, the regulations require that all animals and plants listed under the Endangered Species Act as threatened or endangered be analyzed as part of an Environmental Analysis.

Each species and its likelihood of occurrence, that have been documented in Town of Jackson and could potentially occur within the project area are provided in Table 4 below. Four listed plant species occur in Wyoming, these plants (Ute Ladies'-tresses, Colorado butterfly plant, blowout penstemon, and desert yellowhead) have ranges outside of the Town of Jackson.

Table 4. Summary of Threatened & Endangered Species Likely to Occur in Town of Jackson, WY (USFWS, 2017).

ANIMAL SPECIES & CRITICAL HABITAT	STATUS	LIKELIHOOD OF OCCURRENCE
<i>URSUS ARCTOS HORRIBILIS</i> - GRIZZLY BEAR	Threatened	UNLIKELY (NO HABITAT)
<i>LYNX CANADENSIS</i> – CANADA LYNX	Threatened	UNLIKELY (NO HABITAT)
<i>LYNX CANADENSIS</i> – CANADA LYNX CRITICAL HABITAT	NA	UNLIKELY (NO HABITAT)
<i>CANIS LUPUS</i> - GRAY WOLF	Experimental Population	UNLIKELY (NO HABITAT)
<i>PINUS ALBICAULIS</i> – WHITEBARK PINE	Candidate	UNLIKELY (NO HABITAT)
<i>COCCYZUS AMERICANUS</i> - YELLOW-BILLED CUCKOO	Threatened	UNLIKELY (NO HABITAT)

GRIZZLY BEAR

Grizzly bears have a range that extends out of Yellowstone National Park, South into the Wyoming Mountain Range and East into the Wind River Mountain Range. The Town of Jackson is surrounded by grizzly and black bear habitat therefore all areas carry some risk of conflict. The parcel is not located in a Bear Conflict Priority Area. Bear sign was not observed during site visits.

CANADA LYNX

Both Canada Lynx and Canada Lynx Critical Habitat are listed for Teton County, Wyoming. Lynx habitat consists of spruce-fir forests with dense understory vegetation that provides food and cover; denning habitat generally consists

of log piles, windfalls, or dense vegetation that provide security for kittens (USFWS, 2017). Given that no forest habitat is on the parcel, it is unlikely that Lynx will utilize the parcel.

GRAY WOLF

Since reintroduction into Yellowstone National Park, gray wolves have spread across nearby western states. Wolves are found in nearby mountain ranges and in the surrounding areas. Wolves have also been identified on the nearby ranch lands and are known to pass through this vicinity. Due to lack of prey, high levels of human disturbance and presence, it is unlikely that gray wolves would frequent the property.

YELLOW-BILLED CUCKOO

This bird relies on Cottonwood trees and riparian systems for breeding and is considered critically Imperiled in Wyoming. This property does not contain any riparian areas, and as the cover requirements for the bird are not met, it is unlikely this species would utilize the property.

DEVELOPMENT IMPACT ASSESSMENT

METHODOLOGY

To evaluate the habitat on-site, several actions were taken. First, aerial images from 1999 to 2017 were reviewed to get an understanding of the plant community over time (Appendix A – Figure 2). A site visit occurred on the property on August 17th of 2017. The purpose of the visit was to confirm and identify the existing plant community, identify wildlife use, identify potential appropriate developable areas, and identify any potential associated natural resource concerns and/or mitigation requirements.

PROPOSED DEVELOPMENT

The proposed Development Plan (P17-029) shall subdivide the 660 W. Broadway Avenue into (2) parcels – Lot 1 and Lot 2 – known as the Tibbitts Subdivision, as indicated on the Conceptual Site Plan attached. Lot 1 is ±0.52 acres, whereas Lot 2 is ±0.64 acres. The Subdivision provides a minimal impact to neighboring property owners and a limited demand on Town public roads and utilities.

Following the Subdivision, each lot will be used independently. Each lot is in the AC zoning district that allows for site development and controls the building size location and other parameters that are allowed in the AC District.

Table 5. AC Zoning Allowed Standards

	Regulation	Lot 1	Lot 2
Lot size s.f.	7,500	22,580	27,735
Lot Coverage	N/A	N/A	N/A
LSR	20-25 %	20-25%	20-25%
Floor area	.40	9,032	11,094
Setbacks	20 ft. - 10 ft. - 20 ft.	20 – 10 – 20	20 – 10 – 20
Building height	35 ft.	N/A	N/A

There are additional regulations that effect the design and placement as well as the appearance of the building and site design, which will be addressed later in the review of the specific proposals for each lot.

Lot 1 shall continue to be used for non-conforming seasonal parking and storage uses associated with Jackson Hole Whitewater.

Lot 2 is applying for a Conditional Use Permit (CUP) for Heavy Service/Retail for a Car Wash. There is a conceptual site plan attached defining the proposed development (Appendix A – Figure 11). The site meets the allowed use of the property and will not require any variances of the regulatory standards.

The Conceptual Site Plan demonstrates improvements associated with the development and Conditional Use Permit to include significant landscaping to encourage wildlife movement through both lots along the Broadway commercial corridor. Each lot will independently install a mixture of trees and shrubs to maintain permeability on the landscape for wildlife. The placement of the shrubs and lighting will be such that it will encourage the wildlife to use passageways at the east end of Lot 2 and the west end of Lot 1. These locations will give wildlife crossing from the Gros Ventre Butte cover and good visual clearance for both the wildlife and the vehicular traffic. The purpose is to move the animals through the danger area near the roadway to the destinations either at Karns Meadow or the winter range on the butte north of the highway. Additionally, vegetation towards the rear of the sites will provide cover for wildlife movement toward Karns Meadow.

An existing boundary fence that is not wildlife friendly will be removed from the south boundary. Fencing will be replaced along approximately 40-feet of the southeast corner of Lot 2 to decrease the potential of wildlife impacts from a 6-foot retaining wall; the balance of the parcel will remain unfenced.

STANDARDS & SETBACKS/BUFFERS

Town of Jackson, Wyoming has designated standards and setbacks/buffers to protect any negative impact on waterbodies, floodplains, wetlands and crucial wildlife habitat (Town of Jackson Planning Department, 2017). The proposed development location and entire property complies with known applicable standards and setbacks as illustrated in Table 6 below.

Table 6. Summary of Applicable Town of Jackson, Wyoming Setbacks and Standards, associated with 660 W. Broadway, Jackson, Wyoming.

A-C, RURAL AREA LEGACY ZONES (SEC. 3.2.3)	
NATURAL RESOURCE OVERLAY STANDARDS (NRO) (SEC. 5.2.1)	
<i>Crucial Habitat Protection Standards</i> <i>Mule Deer</i>	STANDARD/SETBACK DISTANCE No physical development, use, development option, or subdivision shall occur within crucial mule deer migration routes, unless the applicant can demonstrate that it can be located within the mule deer migration route in such a way that it will not detrimentally affect the ability of mule deer to migrate from their summer ranges to their crucial winter ranges. Additionally, no physical development, use, development option, or subdivision shall occur on crucial mule deer winter range, unless the applicant can demonstrate that it can be located within the mule deer crucial winter range in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter range to the mule deer, or detrimentally affect the potential for survival of the mule deer using the crucial winter range.

<i>Moose</i>	No physical development, use, development option, or subdivision shall occur within crucial moose winter habitat, unless the applicant can demonstrate that it can be located within the moose crucial winter habitat in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter habitat to the moose, or detrimentally affect the potential for survival of the moose using the crucial winter habitat.
<i>Elk</i>	No physical development, use, development option, or subdivision shall occur within crucial elk migration routes, unless the applicant can demonstrate that it can be located in such a way that it will not detrimentally affect the ability of elk to migrate from their summer ranges to their crucial winter ranges. Further, no physical development, use, development option, or subdivision shall occur on crucial elk winter range, unless the applicant can demonstrate that it can be located in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter range to the elk, or detrimentally affect the potential for survival of the elk using the crucial winter range.
<i>Bald Eagle Nest Areas</i>	Buffer distance of 660 ft.
<i>Trumpeter Swans</i>	Notwithstanding the boundaries of the NRO, no physical development, use, development option, or subdivision shall occur within a radius of 300 feet of a trumpeter swan nest. Additionally, no physical development, use, development option, or subdivision shall occur within trumpeter swan winter habitat, unless the applicant can demonstrate that it can be located within the trumpeter swan winter habitat in such a way that it will not detrimentally affect the food supply and/or cover provided by the winter habitat to the trumpeter swan, or detrimentally affect the potential for survival of the trumpeter swan using the trumpeter swan winter habitat.
<i>Snake River Cutthroat Trout</i>	Notwithstanding the boundaries of the NRO, no physical development, use, development option, or subdivision shall occur within 150 feet of cutthroat trout spawning areas, unless the applicant can demonstrate that it will cause no run-off into the stream and have no detrimental effect on the water quality of the stream where the cutthroat trout spawning area is located, and cause no disturbance which would have a detrimental impact on the spawning, incubation, hatching, or rearing of cutthroat trout.

The entire parcel falls within the mule deer and elk spring, summer fall range as established by Wyoming Game and Fish. The entire parcel falls within the moose winter and year-long range as established by Wyoming Game and Fish. No crucial range exists on the parcel for any species. The cover types on the property is mixed planted and introduced grasses and disturbed impervious (parking lots). Teton County assigns an ordinal ranking of 1 to the mixed planted and introduced grasses. While the property does not contain identified mule deer migration corridors, it's likely that mule deer use the property to move between winter range and meadow habitat.

SHORT-TERM IMPACTS

During construction, short-term impacts may include a loss of the limited vegetation in the southwest corner of the property, soil disturbance, and episodic noise from construction equipment. There may be an associated increase in weeds due to additional ground disturbance. These impacts are expected to be approximately two years in duration and will be focused in the summer months and outside the crucial winter season for mule deer.

The risk of wildlife mortality is negligible since the site is already extensively disturbed. Human-caused impacts may be amplified during construction and prior to re-vegetation activities.

LONG-TERM IMPACTS

The primary long-term impact from development on this site, the loss of habitat and fragmenting wildlife habitat, occurred between 2003 and 2015. Additional habitat loss is not expected. The landscape plan associated with this development includes installing a variety of vegetation including native trees, grasses and shrubs. The addition of

native vegetation to the property will be an improvement to the property. The vegetation layout on the property is designed to encourage mule deer and moose to cross the property to access Karns Meadow or nearby winter range. Therefore, the open layout of the proposed development provides the least disturbance to mule deer and their travel corridors between habitat.

HABITAT SUMMARY

The majority of the property, 94%, is comprised of gravel parking lots. The 0.07 acre of mixed planted and introduced grasses within the parcel has a low ordinal ranking (1). The property has no habitat value at this time. The proposed development and associated landscape plan includes planting native grasses and trees on the property. The grasses and trees are designed to aid wildlife crossing the parcel by providing vegetative cover and will have the least possible impact to mule deer transitional movements and will likely improve the mule deer movements.

SITE DESIGN ANALYSIS

VICINITY IMPACT STATEMENT

Given the surrounding commercial development, natural resources in the vicinity and proposed habitat improvements to the property, it is likely that wildlife, specifically mule deer, will continue to use the parcel to access Karns Meadow and crucial winter range. It is anticipated that other large ungulates (moose and elk), as well as neotropical migrants may access the property and adapt to the native vegetation provided in the proposed development and changes to the associated human uses.

Wetlands or waterbodies will not be impacted by this development.

ALTERNATIVE SITE DESIGN ANALYSIS

According to Auto-Commercial Standards (Section 2.3.5.D Town of Jackson LDRs,) the minimum land division lot size is 7,500 s.f. per lot. This total property size allows for up to 6 individual lots on the project site. This alternative to the proposed 2 lot Development Plan allows six (6) lots that could be configured as (5) equal 7,800 lots and (1) 11,200 sf lot. Along the highway each lot would average 54 feet of frontage.

An Alternatives Analysis Design Meeting was held on January 11, 2018. In attendance was Scott Pierson and Robert Infanger with Y2 Consultants, Susan Johnson with Teton County Planning and Tyler Valentine with the Town of Jackson Planning. Staff discussed alternative location for the Car Wash, however design problems existed with each alternative that created safety problems. It was determined that no alternative location for the Car Wash was feasible on the property.

HABITAT ENHANCEMENT PLAN

Mitigation for cover types on this parcel is not required due to the low ordinal ranking of the existing vegetation on the parcel. The site has essentially been a gravel lot with limited vegetation cover since 2005. As noted by the Conservation Research Center, the most likely use of the parcel by wildlife is to move from the forage resources on the butte to the water and cover found in Karns Meadow. Wildlife access will be unimpeded on the west side of the parcel. Access on the east side may be altered by the car wash building.

Landscaping and vegetation plantings were discussed in the Alternate Design Meeting held on January 11, 2018. Landscaping will be used to help guide ungulates through the property to Karns Meadow.

Deer have preferences for certain plants such as fruiting trees and shrubs. The landscape plan has not been finalized but will not contain any plants that are known deer attractants. Thereby reducing the likelihood that deer will remain on the property.

CONCLUSION

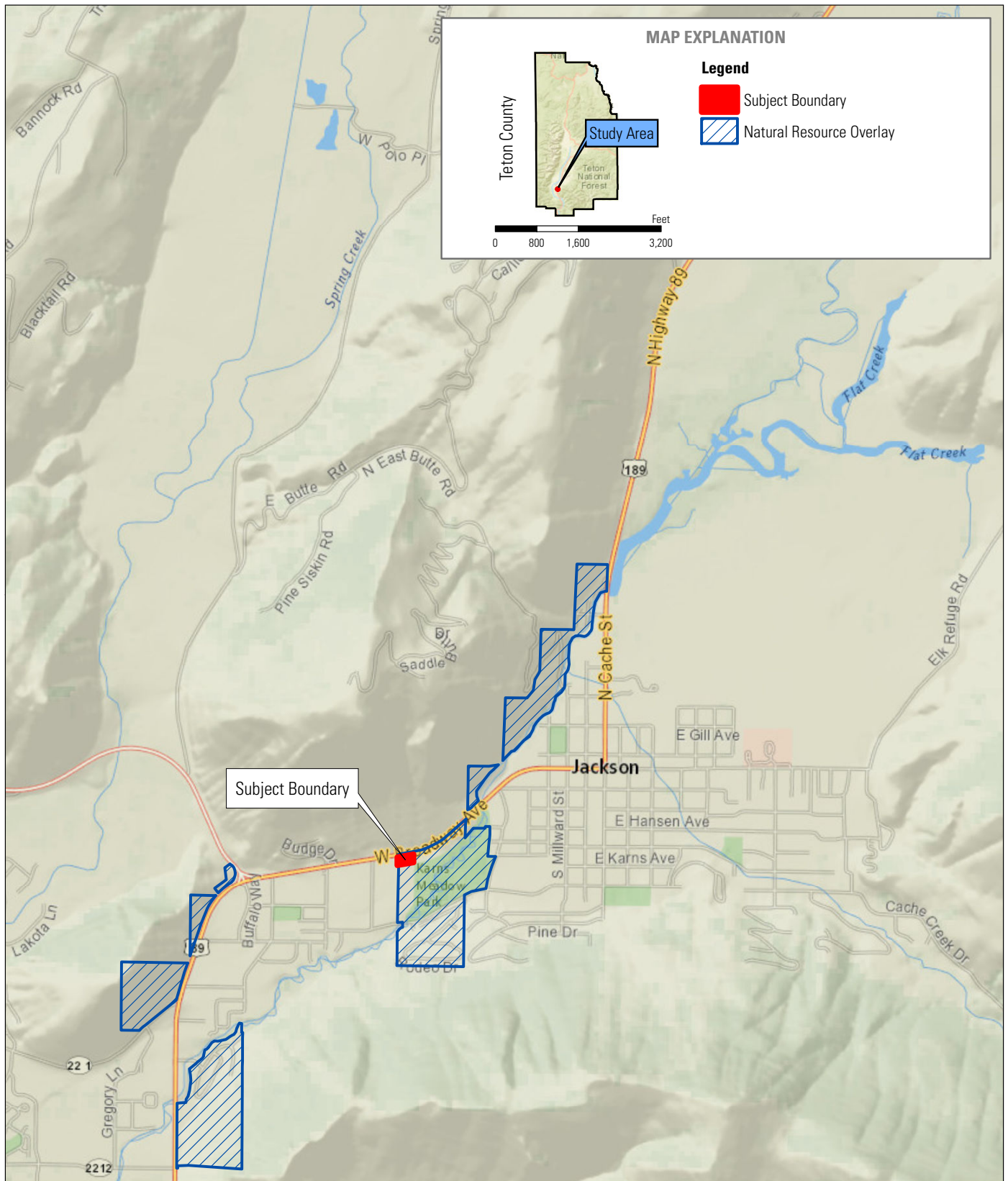
The Property, 660 W. Broadway, is located entirely within the Natural Resources Overlay in the Town of Jackson. Limited vegetative communities are found on the property and are deemed to be of low importance to the Town of Jackson (Teton County Land Development Regulations, Section 5.2.1.F.1, 2017).

This habitat was irreparably altered prior to 2005 and the proposed development will not cause additional loss of habitat. The proposed physical development is anticipated to have minor additional negative impacts to the animal species protected by Section 5.2.1 of the Land Development Regulations (2017). The proposed development will ultimately provide more cover for wildlife on the parcel and landscaping will be designed to increase successful migration through the parcel.

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APPENDIX A



N
1:30,000
FIGURE 1

Vicinity Map
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



Y2consultants.com
307.733.2999



1:1,200
FIGURE 2

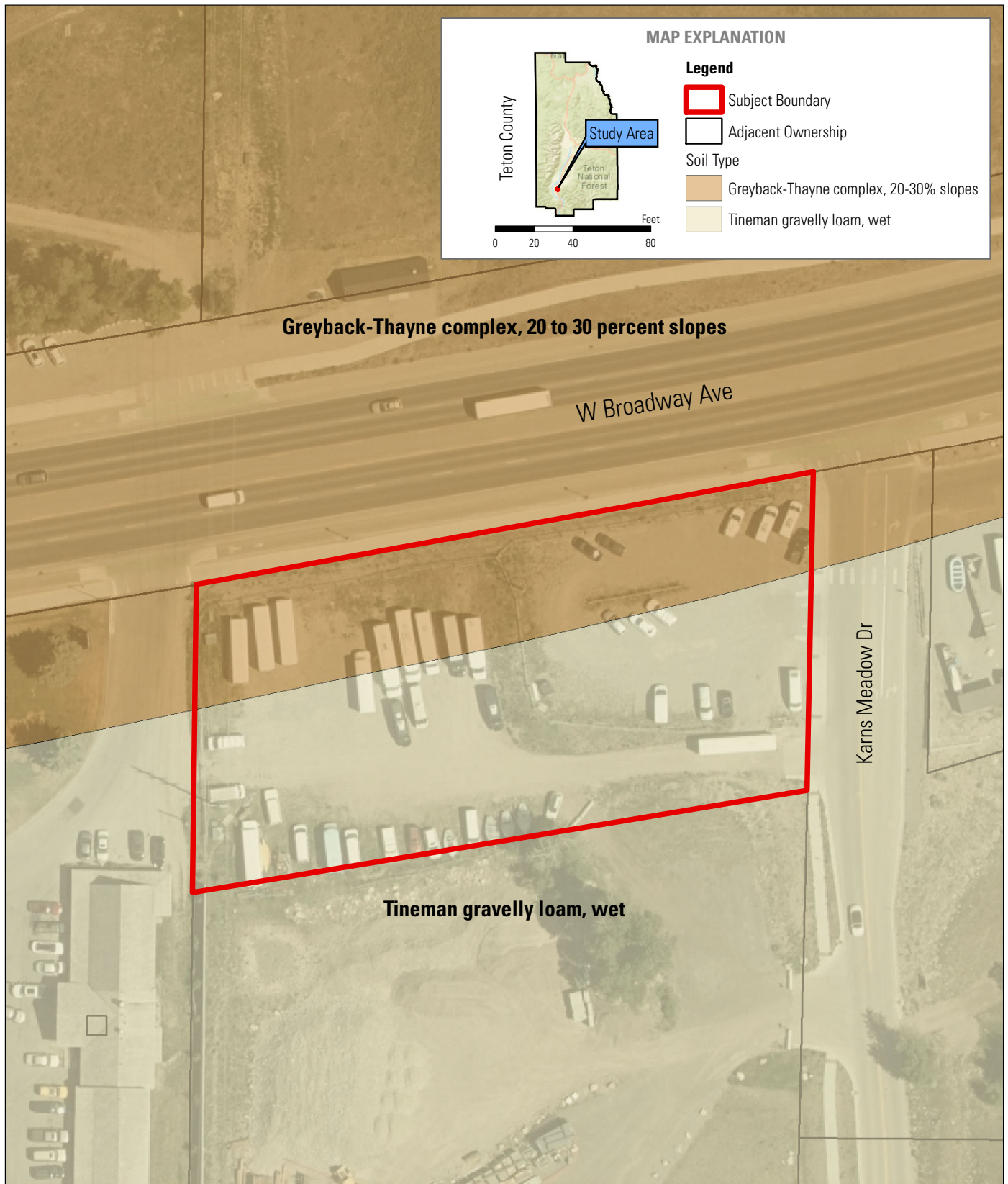
1999, 2003, 2005, & 2017 Aerial Imagery

660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



y2consultants.com
307 733 2999

CONSULTANTS

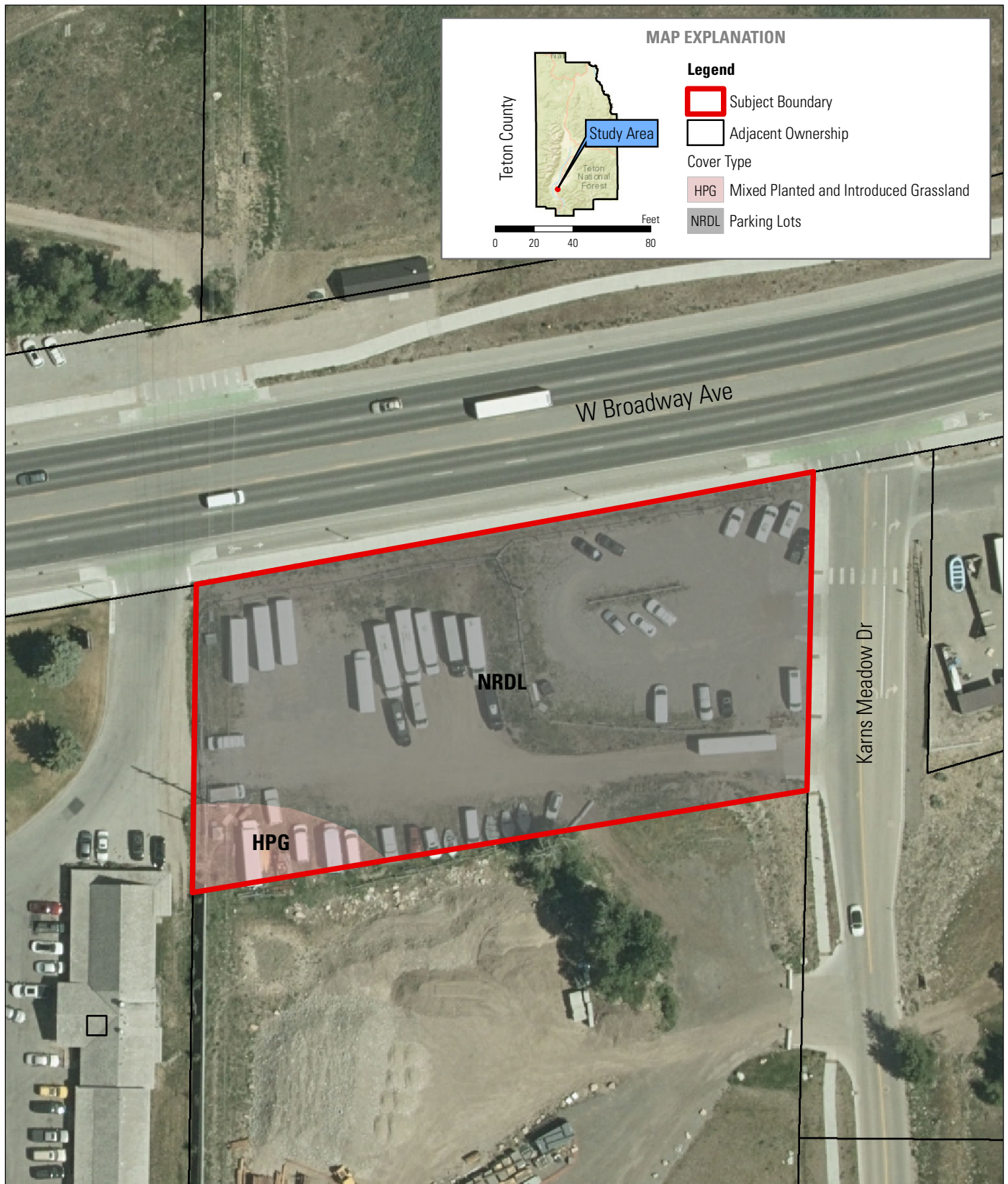


N
1:800
FIGURE 3

Soil Type
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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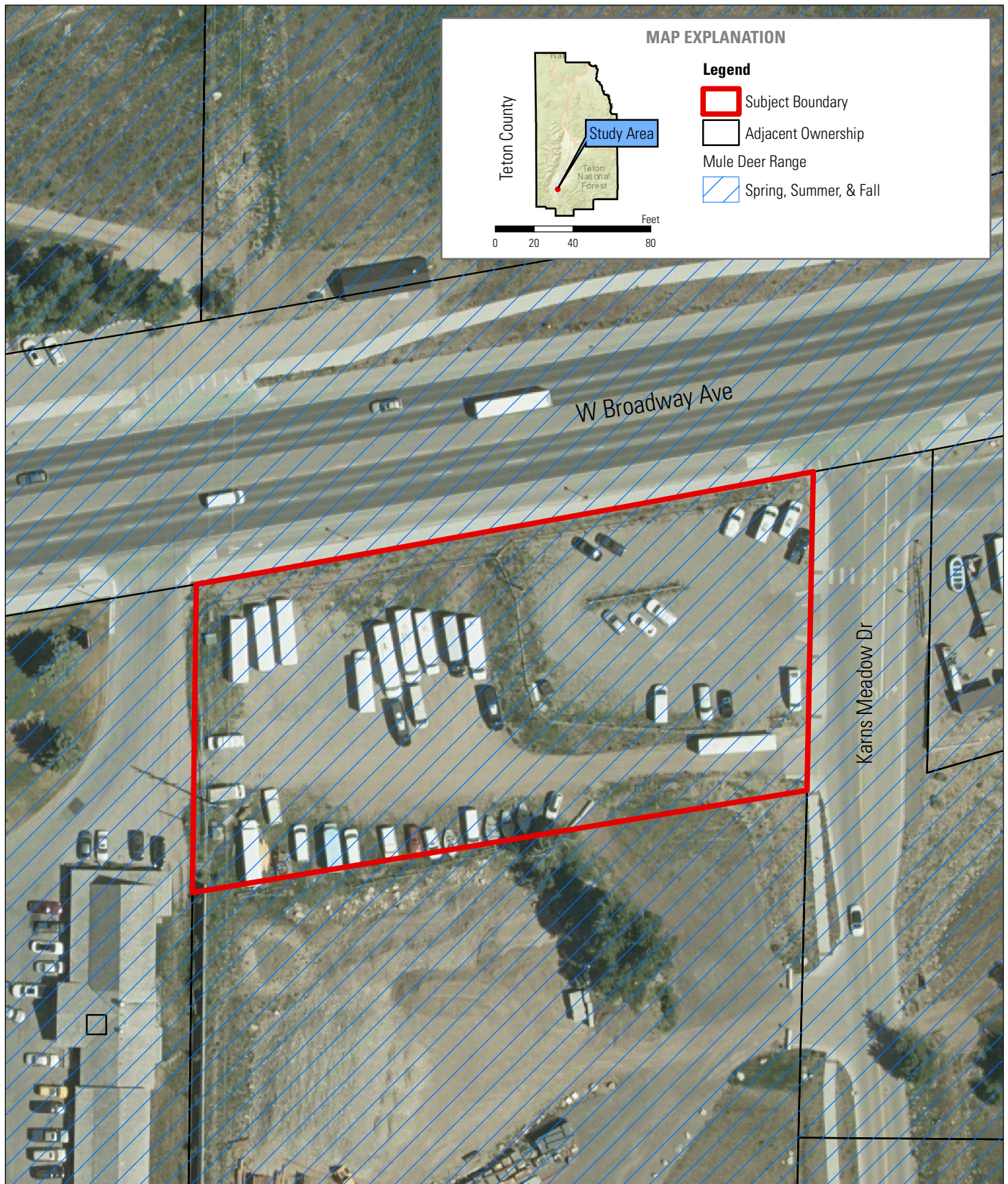


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1:800
FIGURE 4

Cover Type
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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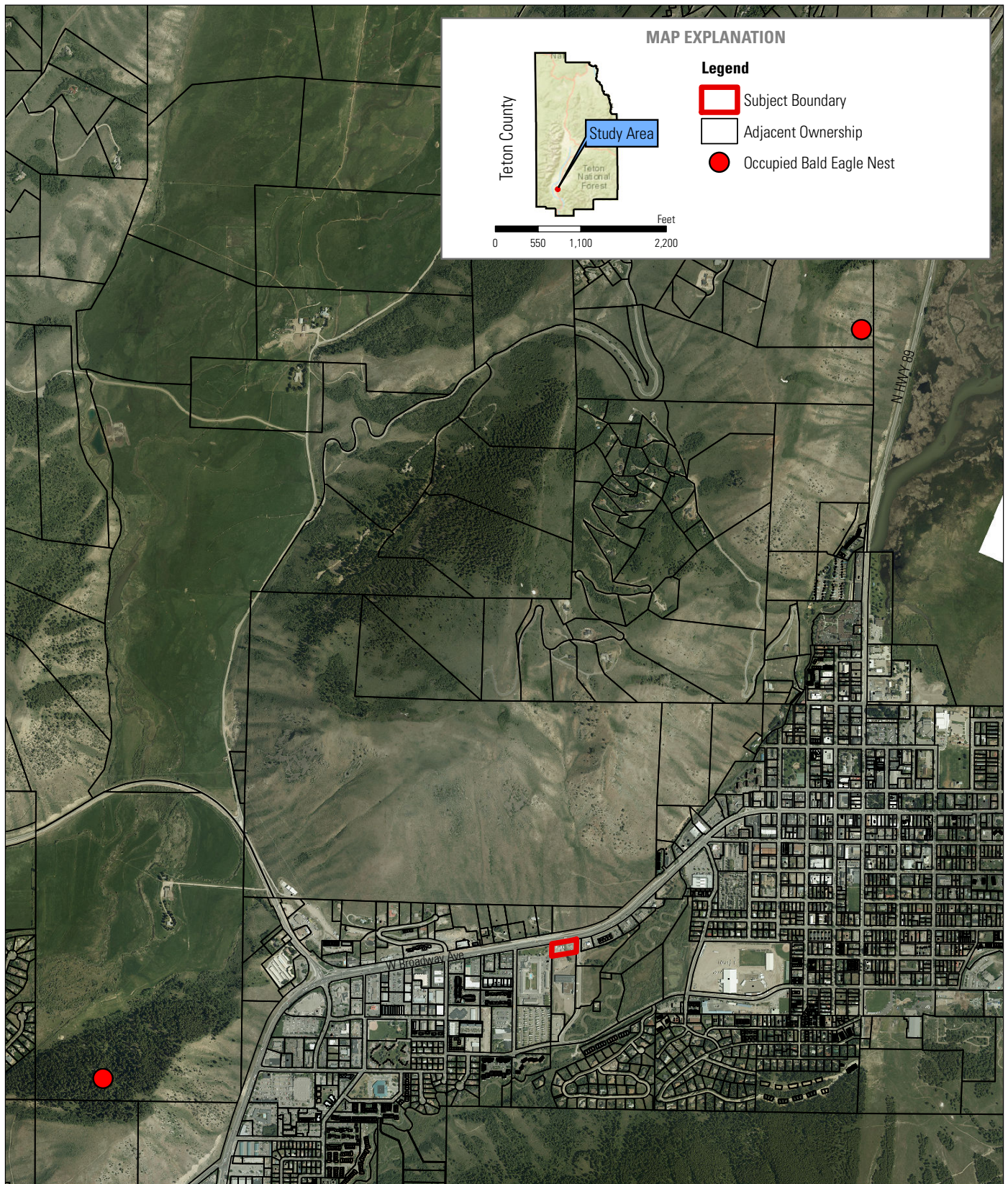


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FIGURE 6

Mule Deer Habitat
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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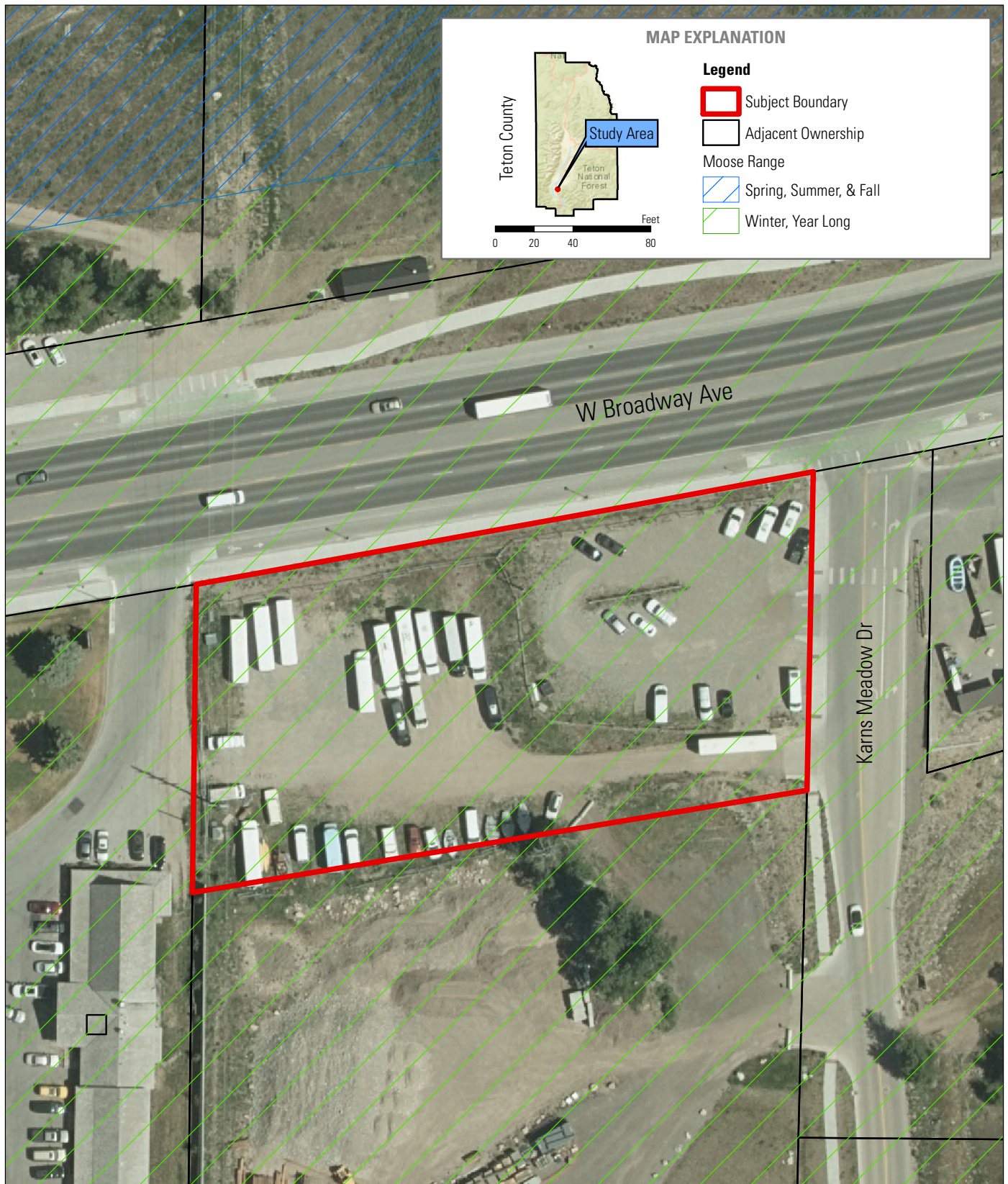


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FIGURE 5

Bald Eagle Nest Locations
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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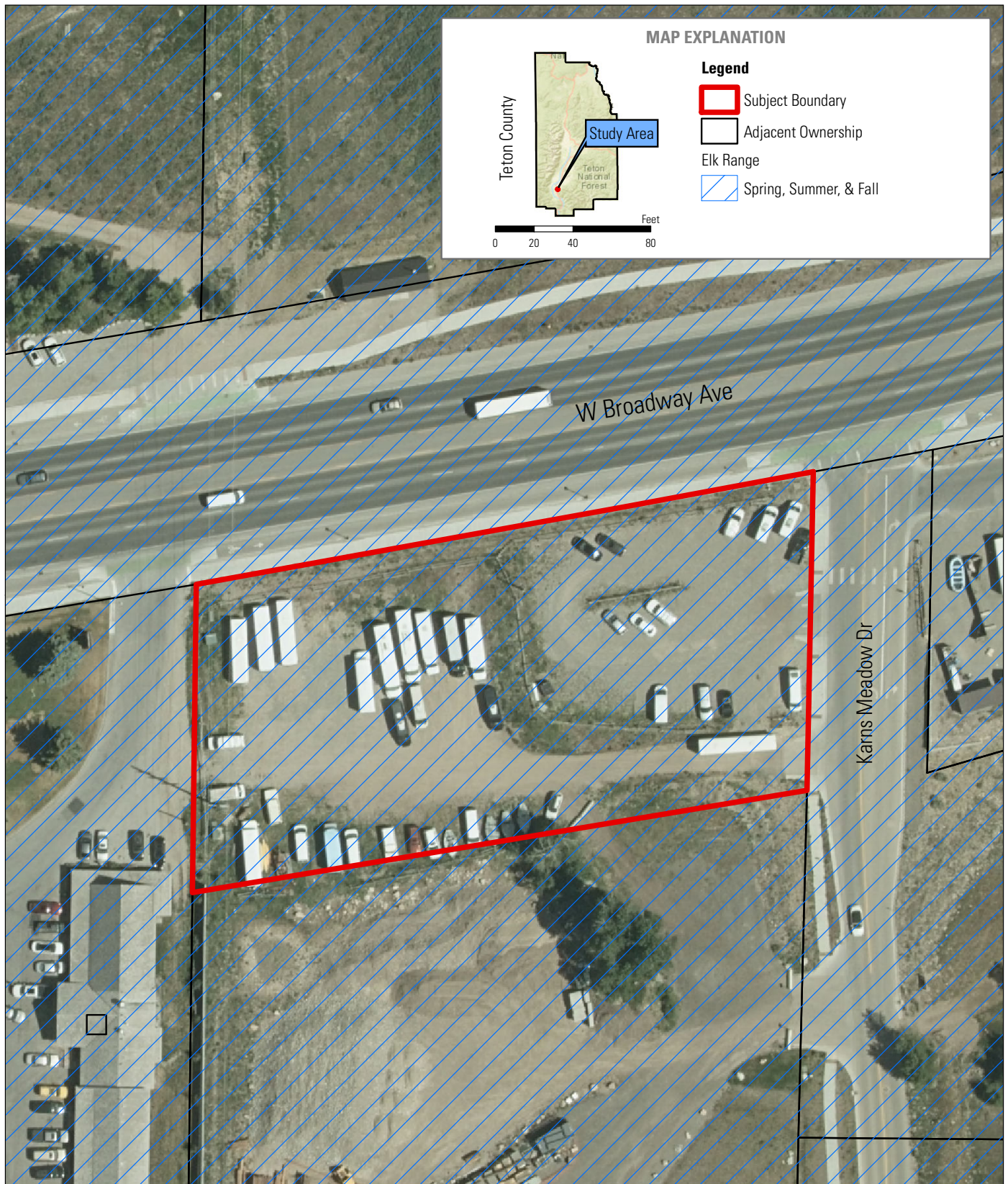


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FIGURE 7

Moose Habitat
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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MAP EXPLANATION

Legend

- Subject Boundary
- Adjacent Ownership
- Elk Range
- Spring, Summer, & Fall

Teton County

Study Area

Teton National Forest

Feet

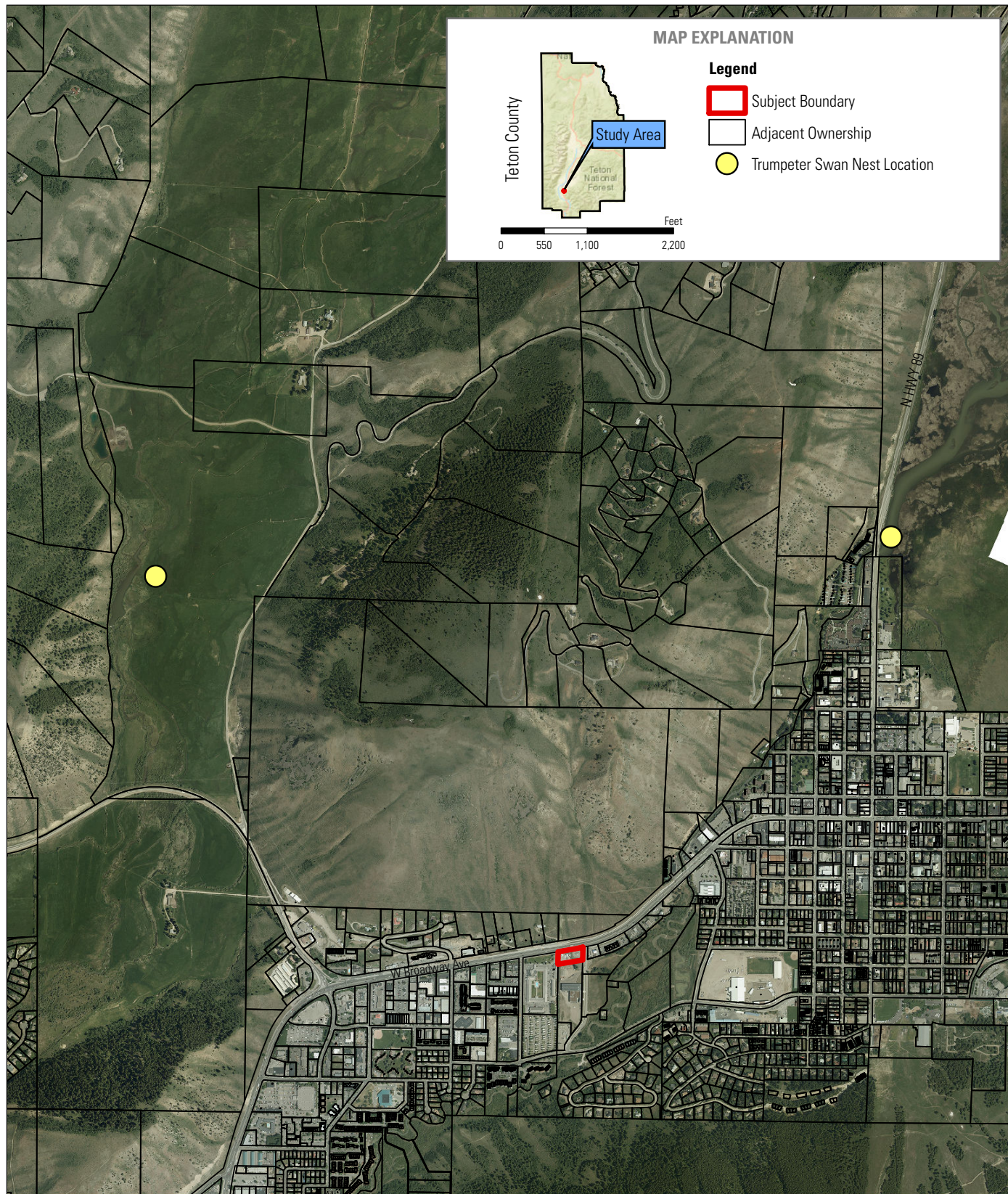
0 20 40 80

N
1:800
FIGURE 8

Elk Habitat
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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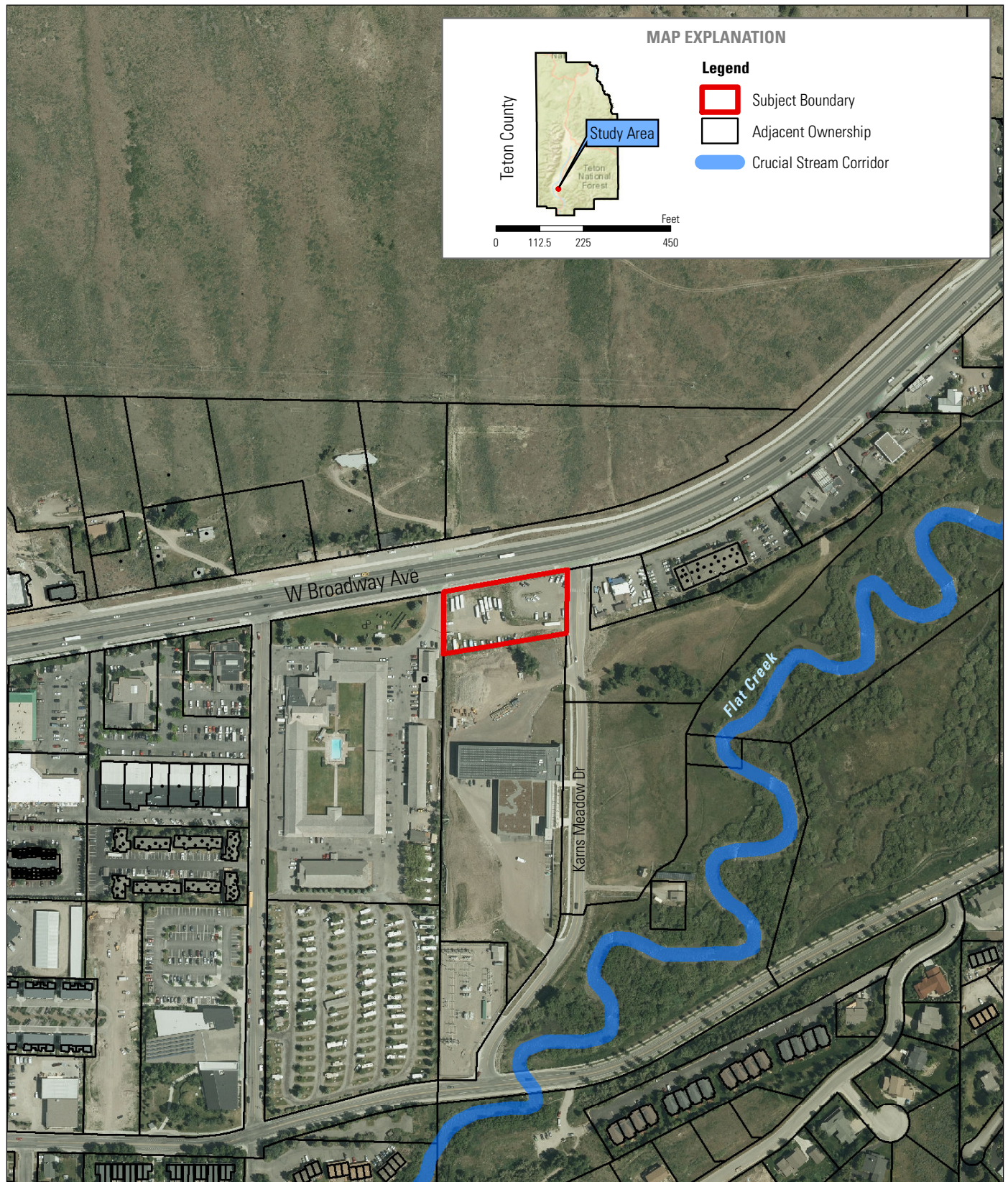


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FIGURE 9

Trumpeter Swan Nest Locations
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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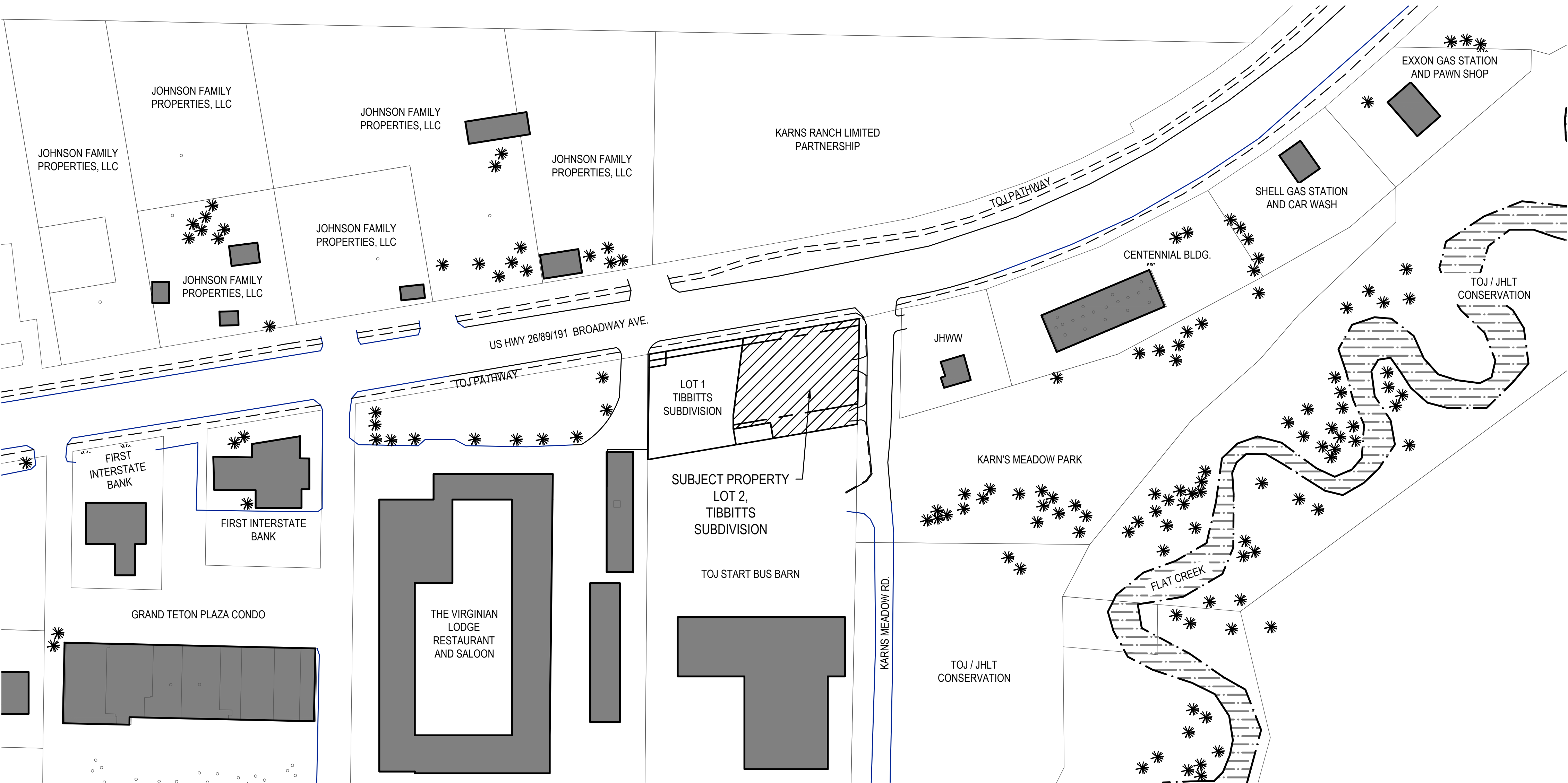


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FIGURE 10

Crucial Stream Corridor
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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307.733.2999



NEIGHBORHOOD VICINITY MAP

Scale 1" = 100' - 0"

VICINITY MAP

VICINITY MAP NOTES
ALL LINE WORK, SUCH AS PROPERTY LINES, EASEMENTS, ROADS, TREES, ETC. SHOWN FOR GRAPHIC REPRESENTATION ONLY.

REFER TO SHEET ____ FOR ACTUAL EXISTING CONDITIONS FOR SUBJECT LOT.

TOWN ZONING ANALYSIS

PROPERTY INFORMATION
SEE PENDING LOT SUBDIVISION APPLICATION
LOT 2 SIZE: ±0.64 ACRES
LOT ADDRESS: 660 W. BROADWAY AVE.
TOWN ZONING: AUTO-COMMERCIAL (AC-TOJ)
TC COMP. PLAN DISTRICT: MIDTOWN HWY CORRIDOR (4.1)
ZONING OVERLAY: NATURAL RESOURCE

PHYSICAL DEVELOPMENT STANDARDS
LOT 2 BASE SITE AREA: ±0.64 ACRES (27,735 SF)
MAX. FLOOR AREA RATIO: 0.25 (6,933 SF)
MIN. LANDSCAPE SURFACE RATIO: 0.20 (5,547 SF)
MAX. LOT COVERAGE: N/A

STREET SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'

MAX. BUILDING HEIGHT: 35'
MAX. BUILDING STORIES: 2

CONTACT INFORMATION

PROPERTY OWNER AND APPLICANT:
Tibbitts/ Huffman, LLC
PO Box 4864
Jackson, WY 83001

INTERESTED PARTY:
David Tibbitts
PO Box 3695
Jackson, WY 83001

AGENT:
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Jackson, WY 83001
P: 307-733-2999

LAND PLANNING & LANDSCAPE ARCHITECT:
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Jackson, WY 83001
P: 307-733-2999

ARCHITECT:
Ikemire Architects
16660 Dallas Parkway, Ste. 2900
Dallas, TX 75248
P: 972-248-2486

CIVIL ENGINEER:
Y2 Consultants, LLC (Attn: Katie Creasey)
PO Box 2870
Jackson, WY 83001
P: 307-733-2999

SHEET INDEX

- L1.0 VICINITY AND OVERVIEW
- L1.1 EXISTING CONDITIONS PLAN
- L1.2 PROPOSED SITE PLAN
- L2.0 LANDSCAPE PLAN
- A.01 FLOOR PLAN
- A.02 BUILDING ELEVATIONS
- A.03 PERSPECTIVE VIEWS
- A.04 PERSPECTIVE VIEWS
- E1.1 CONCEPTUAL GRADING PLAN
- E1.2 UTILITY & STORM WATER PLAN

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2

y2consultants.com
307 733 2999

DRAWN BY:	RTI
REVIEWED BY:	PJE

JACKSON CAR WASH
DEV-CUP Application
660 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Twnshp. 41, Range 116W

JOB NO: 15215.1

SET TITLE:

CUP Application

PLOT DATE: 02.25.19

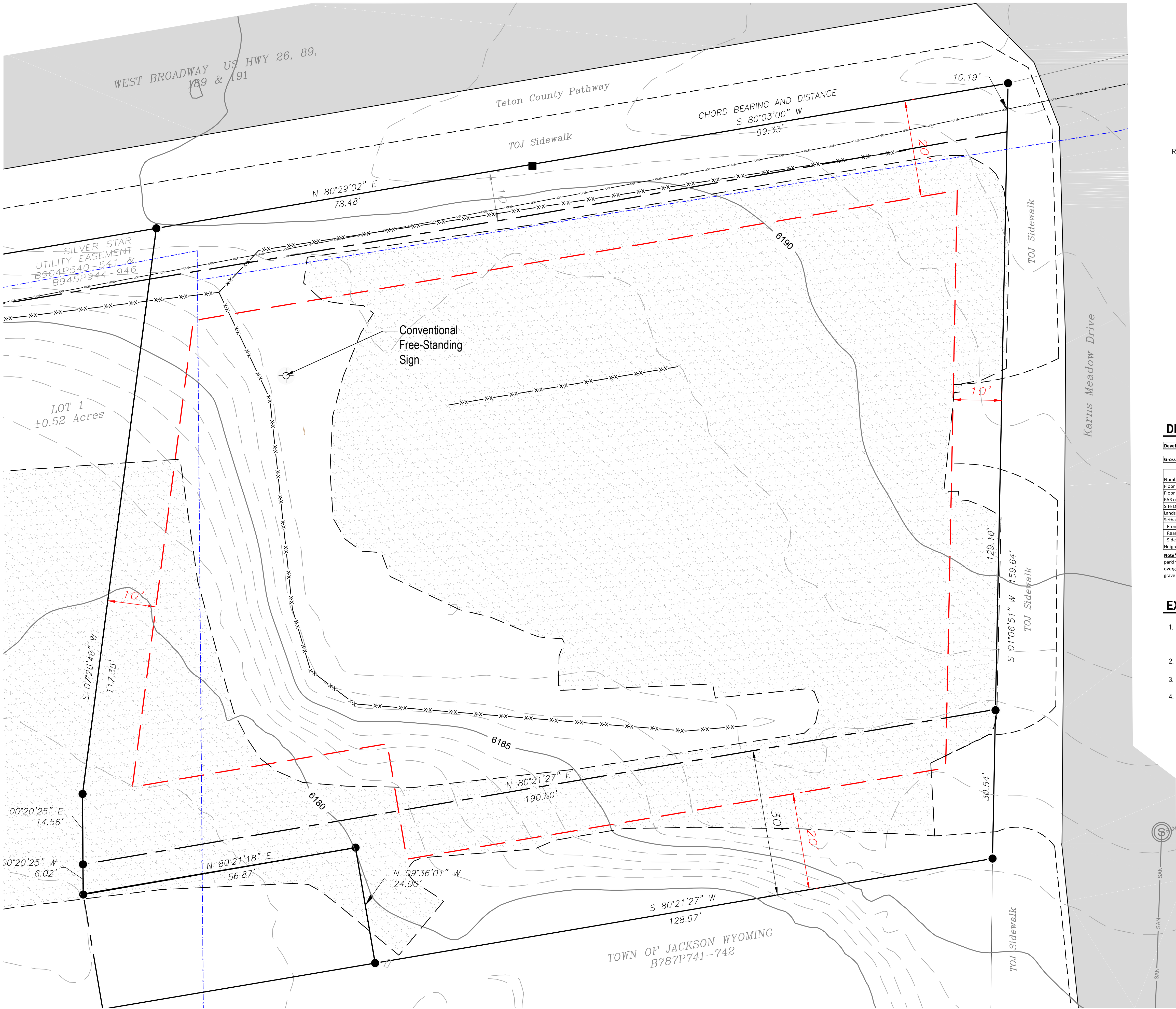
TITLE	DATE
CUP Submission	02.25.19

CUP Project Overview

SHEET:

L1.0

LAST SAVED: 7/25/2019 4:50 PM BY: ROBERTI, R. BY: ROBERTI, R. F:\2015\15215\1\Drawings\15215_181105_DEV-CUP_Site-Plan.dwg



EXISTING CONDITIONS PLAN

Scale 1" = 10' - 0"

LEGEND	
(E) - EXISTING	(P) - PROPOSED
PROPERTY BOUNDARY	---
ADJ. PROPERTY BOUNDARY	---
RECORDED EASEMENT (AS NOTED)	---
BUILDING ENVELOPE	---
EDGE OF CONCRETE	---
INDEX CONTOUR	---
INTERMEDIATE CONTOUR (2')	---
ASPHALT ROADWAY	---
GRAVEL DRIVEWAY	---
BUCKRAIL FENCE	XX XX
UNDERGROUND POWER	---
TOJ SEWER LINE	---
TOJ WATER LINE (ABANDONED)	---
SIGN (AS NOTED)	---
TOJ SEWER MAN HOLE	---

DEVELOPMENT CALCULATIONS

Development Calculations (Use - Heavy Retail/Service)				
Gross Site Area	0.64 - acres or 27,878 sq. ft.			
Number of units or density	N/A	Existing	Proposed	Gross (see note 1)
Floor area (habitable)	0	0	0	1,560
Floor area (non-habitable)	0	0	0	2,023
FAR or maximum floor area Gross	6,969.5 sq. ft. (10.25*BSA)	0	0	3,583
Site Development	N/A	17,690 sq. ft. * (see note)	0	21,543 sq. ft.
Landscape Surface Ratio	5,575.6 sq. ft. (10.20*BSA) min.	10,188 sq. ft. * (see note)	5,864 sq. ft.	5,864 sq. ft. (or 0.21)
Setbacks				
Front or Street Yard	20'			
Rear Yard	20'			
Side Yard	10'			
Height	35'			

Note: The existing site has been utilized as a parking and storage area for Jackson Hole White Water (JHWW) operations and consists of a centralized gravel parking lot with one-way access to Karns Meadow Drive. The gravel parking lot covers most of the site area and any area that is not gravel consists of overgrown vegetation naturally occurring on fringes of the parking lot. 2017 Aerial Imagery was used to approximate the existing site area that is comprised of gravel and/or driving surface material. The inverse of the driving surface material and gravel is calculated as existing "Landscape Surface Ratio."

EXISTING CONDITIONS PLAN NOTES

- EXISTING TOPOGRAPHIC CONTOURS WERE DERIVED FROM 2017 TETON COUNTY GIS LIDAR DATA AND MAY NOT REFLECT CHANGES OCCURRING SINCE THAT DATA GENERATION. THIS DATA WILL BE MORE ACCURATELY DEPICTED AS PART OF A GRADING AND EROSION CONTROL PERMIT ASSOCIATED WITH PHYSICAL DEVELOPMENT PERMITTING.
- PARCEL LINES, EASEMENTS AND SUBSEQUENT DEVELOPMENT SETBACKS SHOWN ON THIS PLAN ARE IN ASSOCIATION WITH THE SUBDIVISION PLAT (S/D18-245) APPROVED ON OCTOBER 1, 2018.
- ALL SITE AREA NOT LABELED OR DENOTED AS CONCRETE OR GRAVEL IS NATURAL OVERGROWTH AREA CHARACTERIZED BY NATIVE VOLUNTEER GRASSES, EXPOSED NATIVE SOIL AND/OR WEEDS.
- EXISTING FENCELINE AND CONVENTIONAL FREE-STANDING SIGN DATA WAS DERIVED FROM TETON COUNTY GIS AERIAL PHOTOGRAPHY. THIS DATA WILL BE MORE ACCURATELY DEPICTED AS PART OF A GRADING AND EROSION CONTROL PERMIT ASSOCIATED WITH PHYSICAL DEVELOPMENT PERMITTING.

DRAWN BY: RTI
REVIEWED BY: PJE

JACKSON CAR WASH
CUP Application
660 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Twnshp. 41, Range 116W

JOB NO: 15215.1

SET TITLE:

CUP Application

PLOT DATE: 02.25.19

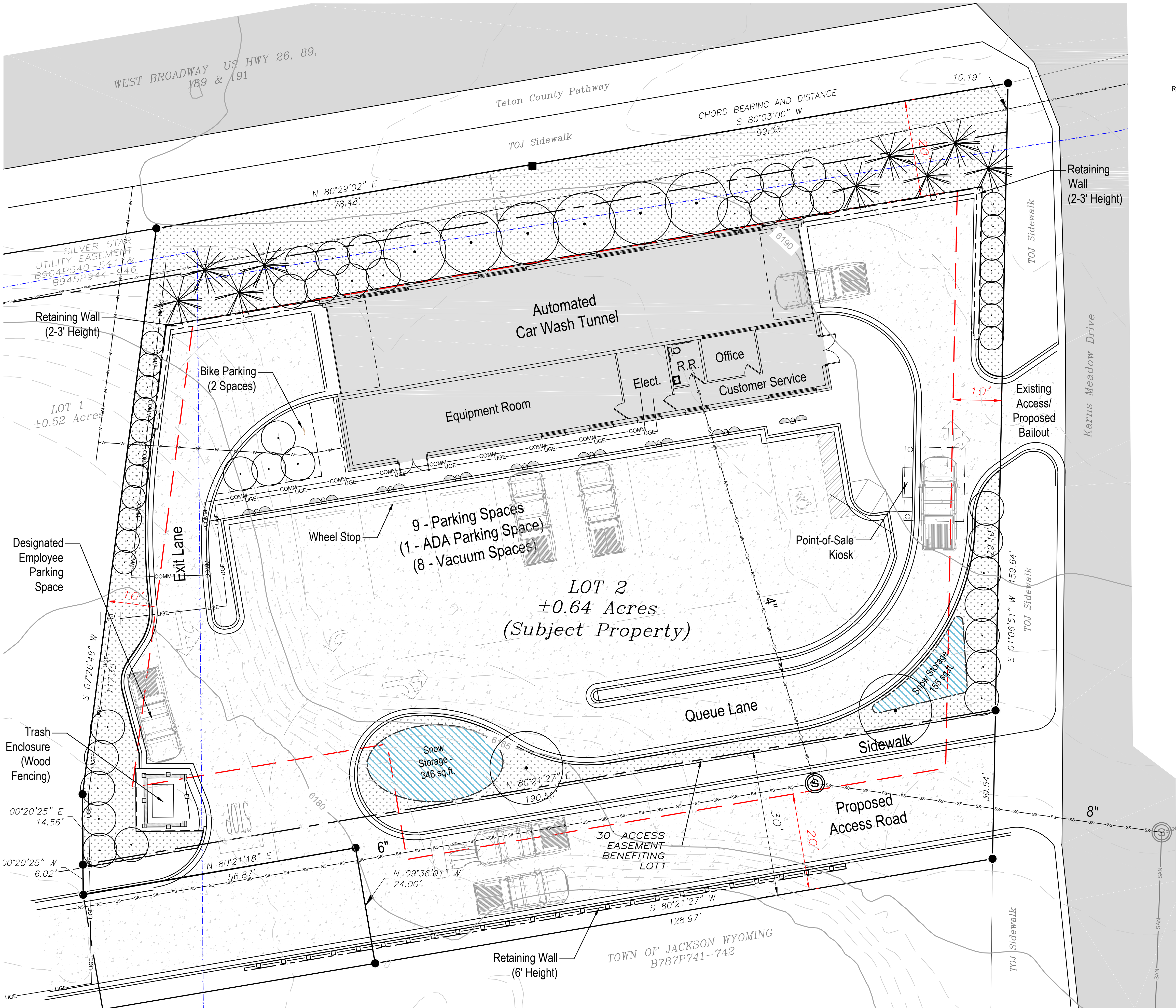
TITLE DATE

CUP Submission 02.25.19

Existing Conditions Plan

SHEET:

1.1



LEGEND

(E) - EXISTING (P) - PROPOSED

PROPERTY BOUNDARY

ADJ. PROPERTY BOUNDARY

RECORDED EASEMENT (AS NOTED)

BUILDING ENVELOPE

INDEX CONTOUR

INTERMEDIATE CONTOUR (2')

GRAVEL DRIVEWAY

UNDERGROUND COMM. LINE

UNDERGROUND POWER

TOJ WATER LINE (ABANDONED)

WOOD FENCE

GRAVEL DRIVEWAY

UNDERGROUND COMM. LINE

UNDERGROUND POWER

SEPTIC SYSTEM (SEE SWF PERMIT)

WATER LINE (6' DEPTH)

STRUCTURE

SNOW STORAGE

POTABLE WATER WELL

POWER TRANSFORMER

VACUUM/TRASH RECEPTACLE

8' EVERGREEN TREE

3" CALIPER DECIDUOUS TREE

6' B&B SHRUB

#5 SHRUB

LANDSCAPE REQUIREMENTS

Plant Units Required		1 PU per 12 Parking Spaces (@ 9 Parking Spaces)		0.75
		27,735 sq. ft. (BSA) x 20% (20 LSR Required) =		5.86
Is Required per TOJ LDR Standards: 1 PU/1,000 square feet of LSR Required		or		6.61 or 7
Proposed Plant Units				
PU Alternative	Units	# per PU	Total #	Type
A	4	1	4	Deciduous Tree, 3" cal.
		6	24	Shrubs, 6' B&B
		4	16	Container Shrubs, 5 gal.
B	2	2	4	Deciduous Tree, 3" cal.
		2	4	Shrubs, 6' B&B
		3	6	Evergreen Tree, 8'
C	1	3	3	Shrubs, 6' B&B
		3	3	Evergreen Tree, 8'
		2	2	Container Shrubs, 5 gal.
Total:	7		8	Deciduous Tree, 3" cal.
			31	Shrubs, 6' B&B
			18	Container Shrubs, 5 gal.
			9	Evergreen Tree, 8'

SITE PLAN NOTES

- LANDSCAPE ELEMENTS SHOWN ON THIS PLAN ADHERE TO THE STANDARDS OUTLINED IN DIVISION 5.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
- EROSION CONTROL MEASURES WILL BE DESIGNED TO TOWN OF JACKSON STANDARDS AT THE GRADING & EROSION CONTROL PLAN LEVEL.
- ALL LANDSCAPE ELEMENTS SHOWN ON THIS PLAN HAVE BEEN DESIGNED TO MAXIMIZE SCREENING AND BUFFERING OPPORTUNITIES INCLUDING PLANTINGS SHOWN IN THE REQUIRED 20' LANDSCAPE BUFFER ALONG HIGHWAY 189.
- ALL PROPOSED EXTERIOR LIGHTING WILL ADHERE TO THE STANDARDS OUTLINED IN SECTION 5.3.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
- OVERHEAD LIGHTING FIXTURES ARE ANTICIPATED TO MAINTAIN A TOTAL CUT-OFF ANGLE OF 90° AND WILL NOT EXCEED 15 FEET IN HEIGHT.
- A PHOTOMETRIC PLAN WILL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- ALL PROPOSED SIGNAGE WILL ADHERE TO THE STANDARDS SPECIFIED IN DIVISION 5.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

DEV-CUP SITE PLAN

Scale 1" = 10' - 0"

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2

y2consultants.com
307.733.2999

DRAWN BY:	RTI
REVIEWED BY:	PJE

JACKSON CAR WASH
DEV-CUP Application
660 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Twnshp. 41, Range 116W

JOB NO: 15215.1

SET TITLE:

CUP Application

PLOT DATE: 02.25.19

TITLE	DATE
CUP Submission	02.25.19

CUP Site Plan

SHEET:

L2.0

LAST SAVED: 2/25/2019 4:50 PM BY: ROBERTI, PLOT BY: ROBERTI, INCHER
F:\2015\15215\15215\Drawings\15215_181105_DEV-CUP_Site-Plan.dwg

74

LEGEND

- ⊙ Indicates a steel reinforcing bar with an aluminum cap inscribed "PLS 4270" found this survey
- ⊙ Indicates a calculated point, nothing found or set
- Indicates a steel reinforcing bar with an aluminum cap inscribed "PLS 16012" set this survey
- Indicates a Brass Cap inscribed R.O.W.

———— Boundary Line

———— Adjacent Boundary Line

----- Record Easement Line (as noted)

N 90°00'00" W 1.59' Measured Bearing and Distance

(N 90°00'00" W) (1.59') Calculated Bearing and Distance

CERTIFICATE OF SURVEYOR

State of Wyoming) ss
County of Teton)

I, Mark Fellermann, a Professional Land Surveyor of Jackson, Wyoming, hereby certify, to the best of my knowledge and belief:

that this plat was made from notes of surveys made under my direction and under the direction of David Kemper, PLS 15645 during January AND April 2017 and from records in the Office of the Teton County Clerk;

that this plat correctly represents the final plat of the TIBBITTS SUBDIVISION within the SE1/4NW1/4 of Section 33, T.41N., R.116W., 6th P.M., Teton County, Wyoming;

that the TIBBITTS SUBDIVISION, shown hereon is a subdivision of land described in Book 909, Photo, pages 179–181 recorded in said Office, being more particularly described as follows:

Beginning at the Point of Intersection of the west line of said SE1/4NW1/4 and the southerly right-of-way line of US HWY 26, 89, 189, & 191;

Thence along said southerly right-of-way line, N80°29'02"E, 222.56 feet to the point of curvature of a spiral curve to the left, Station 280+35 of said right-of-way line, a curve offset to the right (South) 66 feet from a 200 foot long, 4 degree spiral curve of decreasing radius proceeding west to east at the highway centerline;

Thence along a portion of said spiral curve, said portion being subtended by a chord of 99.33 feet bearing N80°03'00"E, more or less, to the Point of Intersection with the west right-of-way line of a 60 foot wide right-of-way granted to Teton County Housing Authority as described in that instrument of record in Book 457 of Photo pages 621–626, records of Teton County;

Thence along the westerly line of said easement, S01°06'51"W, 159.64 feet to a point;

Thence S80°21'27"W, 320.83 feet to a point on the west line of said SE1/4NW1/4;

Thence along said west line of said SE1/4NW1/4, N00°44'41"E, 159.40 feet, more or less, to the southerly right-of-way line of U.S. Highway 26, 89, 189, & 191 AND the Point of Beginning.

Basis of Bearing N 00°44'41" E along the west line of Lot 1 shown hereon.

Containing 1.16 acres, more or less, and subject to easements, rights-of-way, reservation, and restrictions, of sight and/or record, including but not limited to those shown hereon.

That all points and corners shown hereon will be monumented by February 1, 2019.

Mark Fellermann
Wyoming Professional Land Surveyor No. 16012

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Mark Fellermann this _____ day of _____, 2018.
Witness my hand and official seal.

Notary Public My commission expires:

OWNER:

DAVID TIBBITTS
P.O. BOX 3695
JACKSON, WYOMING 83001

SURVEYOR:

Y2 Consultants, LLC
180 S. WILLOW ST.
P.O. BOX 2870
JACKSON, WYOMING 83001
PHONE: 307-733-2999

NUMBER OF LOTS: 2
TOTAL PROJECT ACREAGE: 1.15 ACRES

PREPARATION DATE: June 15, 2017
FINAL REVISION DATE: December 6, 2018

Project Number • 15215
Project Path • F:\2015\15215\Survey\ACAD\15215_FINAL_PLAT.dwg
Drawn By • DBK/MWF
Reviewed By • GPP
Drawing Date • June 15, 2017
Revision Date • October 31, 2018, November 30, 2018

CERTIFICATE OF MORTGAGEE

Consent of mortgagee, KARNIS RANCH LIMITED PARTNERSHIP, OF P.O. BOX 10, JACKSON WY, by separate affidavit recorded concurrently with this plat.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS EXCEPT AS PERMITTED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS

PUBLIC MAINTENANCE OF US HIGHWAY 26/89/189/191 AND KARNIS MEADOW DRIVE

NO PUBLIC MAINTENANCE OF ROADS WITHIN THIS SUBDIVISION

CERTIFICATE OF APPROVAL

State of Wyoming) ss
County of Teton)

The foregoing subdivision, TIBBITTS SUBDIVISION was approved at the regular meeting of the Town Council on the 1st day of October, 2018 in accordance with Section 15–1–415, Wyoming State Statutes, and the Town of Jackson Land Development Regulations.

TOWN OF JACKSON

Attest

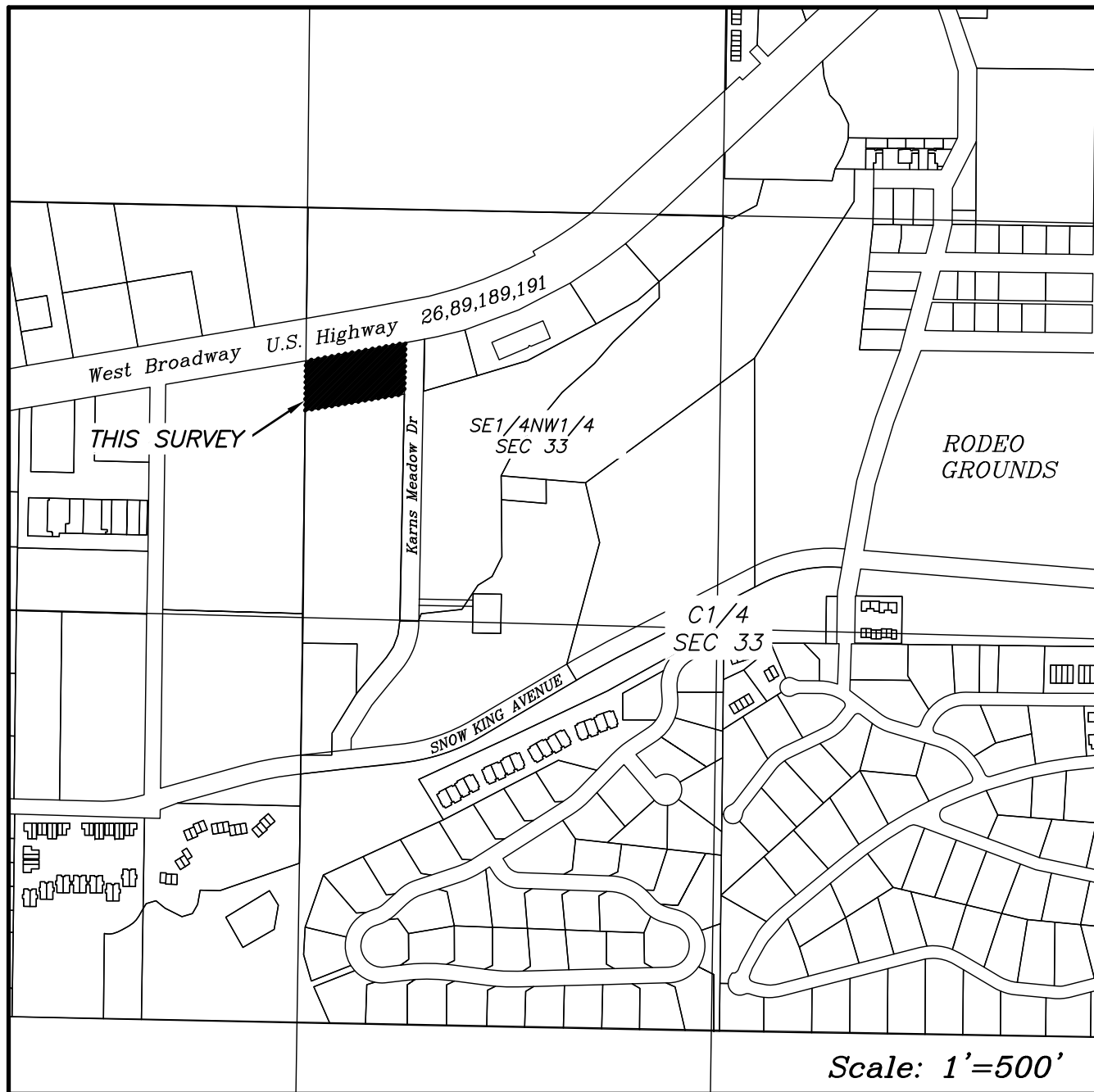
Clerk

Mayor

Town Engineer

Planning Director

VICINITY MAP



Part of Section 33, T. 41 N., R. 116 W., 6th P.M., Teton County, WY

CERTIFICATE OF OWNER

State of Wyoming) ss
County of Teton)

The undersigned owner and proprietor hereby certifies that the foregoing subdivision of 660 West Broadway Avenue, Jackson, WY 83001 as described in the Certificate of Surveyor hereon, recorded in Book 909 Photos Page179–181 in the Office of the Clerk of Teton County, Wyoming, lying within the SE1/4NW1/4 of Section 33, T. 41 N., R. 116 W., 6th P.M., Town of Jackson, Teton County, Wyoming as shown hereon is with the free consent and in accordance with his desire:

that the name of the subdivision shall be the TIBBITTS SUBDIVISION;

that said TIBBITTS SUBDIVISION contains two lots, LOT 1 and LOT 2, shown hereon;

that said TIBBITTS SUBDIVISION is subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record, including but not limited to those shown hereon;

that the foregoing subdivision is subject to a Right of Way, including terms and conditions contained therein, described in Book 6 of Deeds, page 1, granted to the State of Wyoming for a Public Road;

that the foregoing subdivision is subject to an easement, including terms and conditions contained therein, described in Book 6 of Mixed Records, pages 351–352, granted to The Town of Jackson for a Right of Way;

that said Lot 1 is subject to that easement, including terms and conditions contained therein, described in Book 82 of Photo, pages 172–173, granted to Mountain States Telephone and Telegraph, for construction, operation and maintenance of communication facilities, recorded in said Office;

that said Lot 1 is subject to that easement, including terms and conditions contained therein, described in Book 330 of Photo, pages 1172–1175, granted to Town of Jackson, a Municipal Corporation, for a perpetual easement and right-of-way for the construction and continued maintenance, repair, alteration, and replacement of electric service, and telemetry control facilities, recorded in said Office;

that said Lot 1 is subject to an easement, including terms and conditions contained therein, described in Book 437 of Photo, page 690, granted to Lower Valley Energy, Inc., for construction, operation and maintenance of electric distribution circuits, recorded in said Office;

that said Lot 1 is subject to a non-exclusive easement, including terms and conditions contained therein, to be recorded, granted to Town of Jackson, a Municipal Corporation, for operation and maintenance of a domestic water line;

that said Lot 2 is subject to a non-exclusive easement for access, underground utilities, and sewer, 30 feet wide, shown hereon, for benefit of Lot 1;

that said foregoing subdivision is subject to a non-exclusive easement for utilities, 30 feet wide, shown hereon granted to Lower Valley Energy;

that said foregoing subdivision is subject to matters disclosed on map T–46C recorded in said Office;

that said foregoing subdivision is subject to a Fence Removal Agreement, including the terms and conditions thereof, as described in Book 518 of Photo, pages 526–534, between Wyoming Department of Transportation AND Karnis Ranch, recorded in said Office;

that said foregoing subdivision is subject to an easement, including terms and conditions contained therein, as described in Book 904 of Photo, pages 540–541 with a poor description that was corrected in Book 945 of Photo, pages 944–946, granted to Silver Star Telephone Company, Inc., for a Utility Easement, recorded in said Office;

that said foregoing subdivision is subject to an off-site easement, including the terms and conditions thereof, as described in Book 364 of Photo, pages 631, granted to Lower Valley Power & Light, Inc., for a utility easement recorded in said Office;

that no surface water rights are attached to this subdivision;

that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to said subdivision;

that Wyoming law does not recognize any riparian rights with regard to the natural flow of a stream or river for persons living on the banks of the stream or river;

that access across all roads, driveways, and parking areas located within said subdivision is hereby granted to emergency vehicles including police, ambulances and fire department vehicles;

that all rights under the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

SIGNATURE BY SEPARATE AFFIDAVIT
David Tibbitts

FINAL PLAT
PREPARED FOR
TIBBITTS SUBDIVISION
Being a Portion of the
SE1/4NW1/4 SECTION 33
T. 41 N., R. 116 W., 6th P.M.,
TETON COUNTY, WYOMING

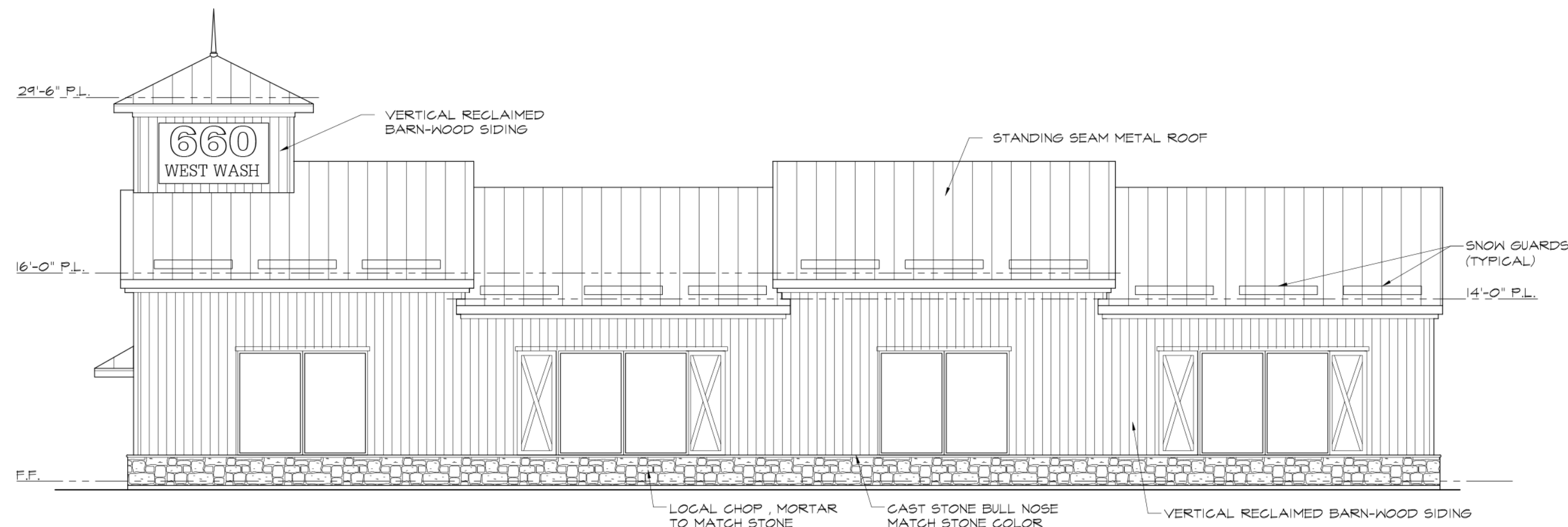


we define, design & deliver
the places that you Play, Live & Work

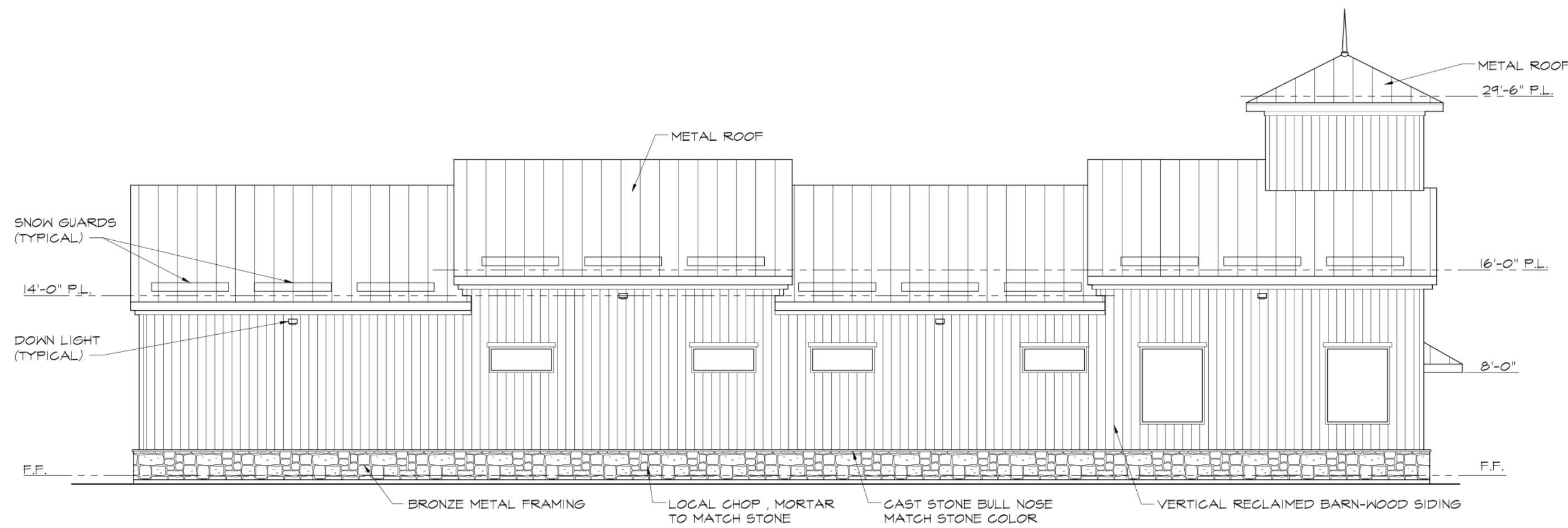


Y2 Consultants, LLC
P.O. Box 2870
180 S. Willow St.
Jackson, WY 83001
Tel 307.733.2999
y2consultants.com

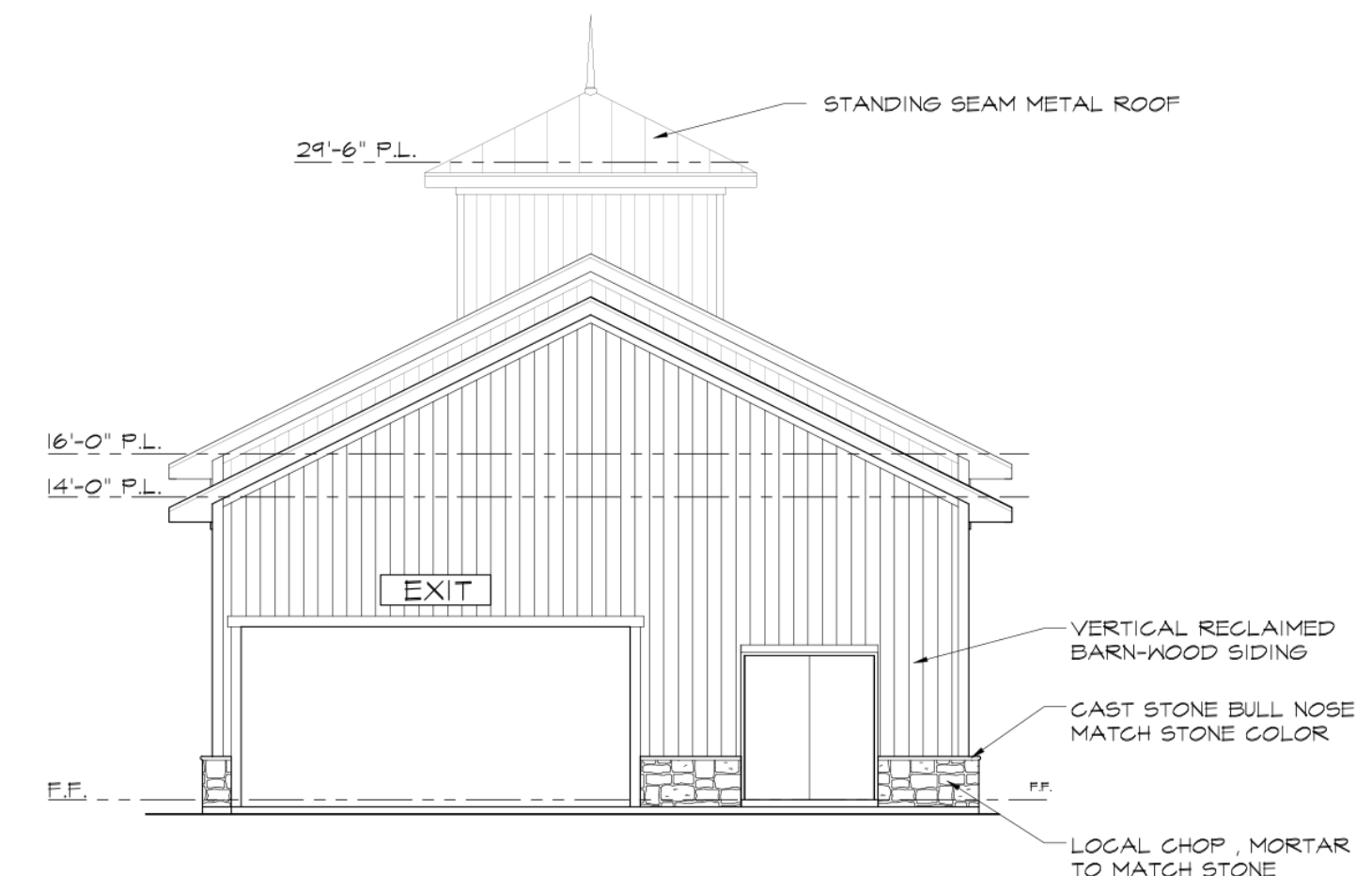
Sheet 1 of 1



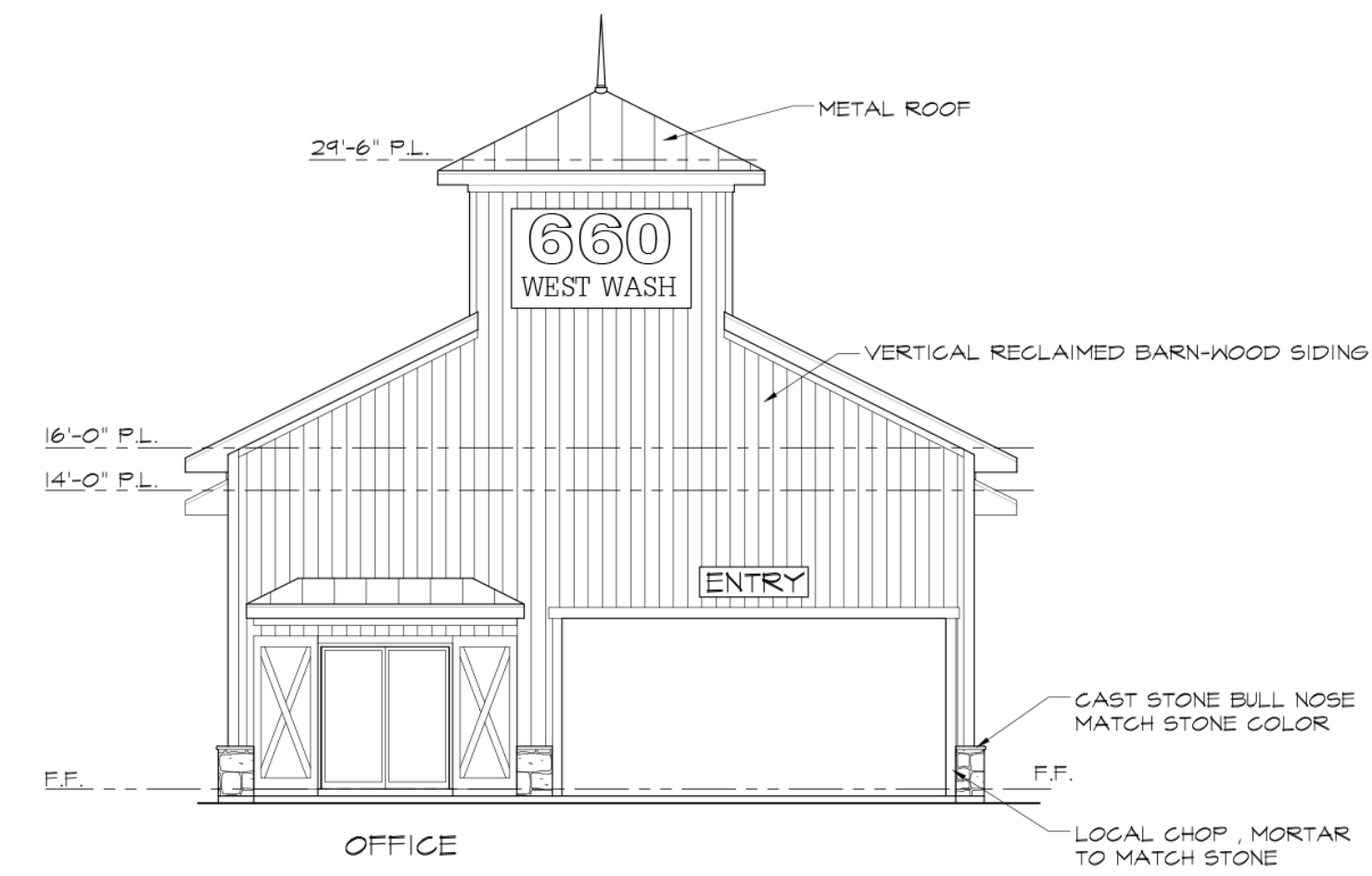
02- NORTH ELEVATION (FACING WEST BLVD)
SCALE: 1/8" = 1'-0"



02- SOUTH ELEVATION (FACING PARKING LOT)
SCALE: 1/8" = 1'-0"



02- EAST ELEVATION
SCALE: 1/8" = 1'-0"



02- WEST ELEVATION (FACING KARNS MEADOW)
SCALE: 1/8" = 1'-0"



PLANNING & BUILDING DEPARTMENT

December 19, 2017

Chris Beaulieu
Y2 Consultants
PO Box 2870
Jackson, WY 83001

RE: Design Review Committee
Item: P17-239

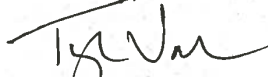
Dear Mr. Beaulieu:

This letter is to confirm that on December 13, 2017 the DRC reviewed your request to receive preliminary comments for a new car wash at the property located at 660 West Broadway Avenue, legally known as PT. SE1/4NW1/4, SEC 33, TWP. 41, RNG. 116. The DRC has recommended approval to the Planning Director as presented. The following comments were made by the DRC as recommendations.

The DRC discussed the ridgeline of the building and whether it should be fluid without and breaks. They also discussed the cupola and whether it adds to the feel of a 'Jackson' style barn. In the end, the DRC was fond of the materials, landscaping and site plan and unanimously recommended approval.

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305 or by email at tvalentine@jacksonwy.gov.

Sincerely,


Tyler Valentine
Senior Planner













March 8, 2016

Site: Jackson Car wash site
Subject: Permitting Letter – Usage Information

To Whom It May Concern:

The PurWater Recovery System has been engineered and designed specifically with the Professional Car Wash Operator in mind and incorporates the same innovative, cutting edge technology the industry has come to expect from Pur-Clean. Modular in design, the PurWater System platform provides a simplified approach that allows the system to be easily adapted to meet the needs and requirements of the targeted wash facility and eliminates the confusion typically associated with water recovery.

Sonny's Automatic Tunnel

It is a commonly used number that you will lose 6 gallons to evaporation and carry out. Using 55.20 gallons total (reclaim and freshwater) per vehicle will put you at 83.68% reclaim which should be a good balance of wash quality and conservation. With your chemical applications and final rinse applications at 14.03 gallons per vehicle and all your wash applications running on reclaimed water you will be at 8.03 gallons per vehicle going to sewer.

Water Use Per Car

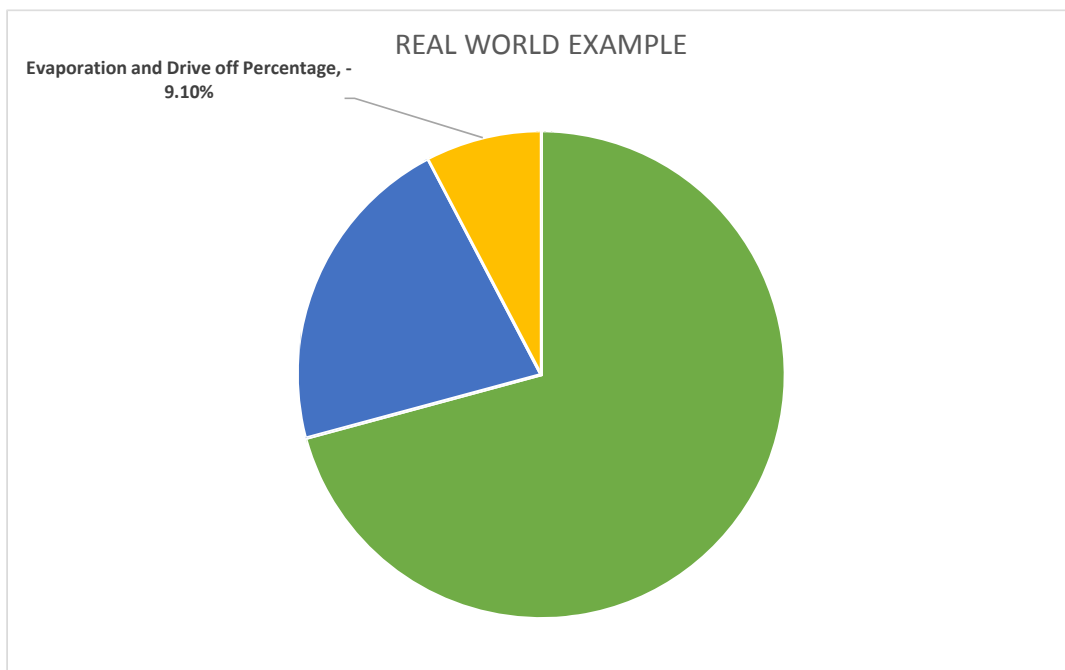
- ◆ evaporation and carry out 6 gallons
- ◆ chemical application and final rinse 14.03 gallons
- ◆ wash applications on reclaim water 41.47 gallons
- ◆ at maximum going to sewer 8.03 gallons of water

Best Regards,

Charles Borchard
VP Operations
New Wave Industries
PurClean & PurWater
3315 Orange Grove Ave
North Highlands, CA 95660
Phone-office: 916.978.9990 / 800.882.8854
FAX: 916.978.9995
e-mail: cborchard@purclean.com
Website: www.purclean.com

Application	Gallons Used	Fresh/Reclaim
Prep Unit	2.67	Reclaim
Foaming Applicator Arch	1.50	Fresh
Total Shine Bath	0.80	Fresh
Foaming CTA #1	0.53	Fresh
Foaming CTA #2	0.16	Fresh
Triple Foamer	1.20	Fresh
Wrap Foamer #1	1.00	Fresh
Wrap Around Water #1	4.00	Reclaim
Mitter Water #1	17.25	Reclaim
Wrap Foamer #2	1.33	Fresh
Wrap Around Water #2	4.00	Reclaim
Top Brush	2.00	Fresh
Floor Applicator	1.33	Fresh
Rocker Panel	1.30	Reclaim
Omni Top	6.00	Reclaim
Omni Sides	6.00	Reclaim
Total Shine Wax	0.90	Fresh
Total Shine Rinse	1.32	Reclaim
Rocker Panel	1.30	Reclaim
Mirror Rinse	0.66	Fresh
Final Rinse	1.30	Fresh
Rain Drying Agent	0.66	Fresh
Rain Sealer Wax	0.66	Fresh

Total Water Usage	55.20
Evaporation and Drive Off Gallons	-6.00
Fresh Water Usage Gallons	14.03
Reclaim Water Usage Gallons	41.17
Discharge To Sewer Gallons	8.03
Reclaim Percentage	83.68%
Fresh Water Percentage	25.42%
Evaporation and Drive off Percentage	-9.10%
	100.00%



March 8, 2016

Reclaim Effluent Quality Estimate for PurWater Reclaim Systems

The PurWater Reclaim System consists of two primary components ... the underground reclaim tank(s) and the above ground PurWater unit. The below ground tanks are normally supplied by a local concrete vault vendor, with their capacity and lay-out per PurWater specifications. The primary purpose of the reclaim system is to provide quality water to the wash so that the water can be re-used within the wash and still provide a clean car. The re-use of the water allows the operator to minimize the amount of incoming fresh water to the wash and the amount that is discharged from the wash. The reclaim system is not designed to meet a specific effluent quality of the discharge, although in many cases the water discharged from the system goes directly to sewer or a leach field.

As the primary purpose of the PurWater Reclaim System is to provide quality water for re-use within the wash, the system is designed to separate settleable solids (typically sand, grit) and free oils from the water going to the wash. These solids and oils can affect the wash quality, and increase the maintenance on wash pumps, piping, and nozzles. The large settleable solids (150 micron and larger) are settled within the underground tanks prior to entering the above ground PurWater unit. The PurWater unit uses high efficiency cyclones to remove down to 5 micron settleable solids prior to the wash. The solids-laden water from the PurWater unit is re-introduced into the reclaim water at the front end of the underground tanks, where some solids settle and some continue with the water phase to be re-treated or go out with the effluent. The free oils (150 micron and larger) float to the surface within the underground tanks and are trapped within the tanks. Accumulated settleable solids and free oils are periodically (normally every 3-6 months) removed from the reclaim system by pumping out the underground tanks and replacing with fresh water.

Some amount of water is continuously discharged from the reclaim system in order to satisfy the water balance for the wash. The volume of discharge is dependent on the amount of fresh water used by the wash, less any water that is lost to evaporation and carry-out. The discharge is sent to a separate, customer supplied wastewater treatment device, or directly to sewer or a leach field. The PurWater Reclaim System does not treat or affect minerals or chemicals dissolved in the water, emulsified or dissolved oils, non-settleable solids, the BOD / COD content, pH, or temperature of the water that is discharged.

The reclaim system does have an effect on the amount of settleable solids and free oil (150 micron and larger in size) that is discharged with the water. The underground reclaim tanks are designed similar to other gravity separator devices used in a variety of industries for oil and solids removal. Based upon numerous field observations of PurWater Reclaim Systems, I can estimate that the discharge from the reclaim system will normally be:

Settleable Solids: 25-100 ppm
Free Oil & Grease: 10-25 ppm

This estimate is based on normal settleable solids and free oil loadings seen by car washes. The estimate is not a guarantee of performance.

The estimated discharge quality from the PurWater Reclaim System may or may not be acceptable for direct discharge to sewer or a leach field. Local authorities and municipalities should be consulted to determine whether additional treatment is required to meet discharge permits.

If you have any questions or comments on the above, please contact me in our Sacramento office.

Sincerely,

Charles Borchard
VP Operations
New Wave Industries
PurClean & PurWater
3315 Orange Grove Ave
North Highlands, CA 95660
Phone-office: 916.978.9990 / 800.882.8854
Phone-cell: 916.996.6468
FAX: 916.978.9995
e-mail: cborchard@purclean.com
Website: www.purclean.com

Reclaim Water Systems

General Description:

The use of reclaim water has become an important method for the car wash operator to reduce his / her operating expenses (water / sewer costs) and start-up costs (impact / connection fees). Many municipalities are requiring the use of reclaim water in car wash operations and operators are continually looking for ways to increase profits, so reclaim systems are becoming essential in the overall operation of the wash.

Reclaim water is the re-use of water that has already been used in the wash and recovered by the drain system in the wash bay. Most drain systems consist of a catch basin to settle out the large solids, followed by two or three underground reclaim tanks to remove oil & grease, floatable materials and settleable solids. Overflow water from the last reclaim tank is then discharged to sewer or an oil / water separator.

Water from the reclaim tanks contains solids that have not settled within the tank. These solids are typically small in size (less than 150 microns) and consist of sand, clay, and silt. These solids can increase wear on pumps, piping, and nozzles, and increase the potential of plugging nozzles. Reclaim water also is a great environment for growing bacteria which can create plugging and odor problems. Typically, anaerobic bacteria (bacteria that grow in the absence of oxygen) will grow beneath the settled solids in the reclaim tank. This type of bacteria produces hydrogen sulfide and methane that has an odor similar to rotten eggs. A properly designed reclaim system must both remove solids and provide biological / odor control.

A PurWater reclaim system takes water from the last compartment of the reclaim tank and treats it further so that the quality is acceptable for re-use in the wash. The PurWater reclaim system also returns a portion of the water back to the reclaim tank to provide biological / odor control. Reclaim water that is treated by a PurWater system can then be used for the undercarriage, side panel blasters, mitters, and high pressure rinse cycles which greatly reduces the overall amount of city water required by the wash and the amount of water discharged to sewer. Typically, 60-85% of the water used on the car can be reclaim water.

PurWater Reclaim System:

The PurWater Reclaim System consists of cyclone separators to remove solids down to the 5 micron range and one of two methods (air sparger or ozone addition) to control odor and biological growth. The system is contained on a compact frame with its own pump / motor and controls. The system will recirculate water continuously back to the second compartment of the reclaim tank for odor and biological control. When a demand for reclaim water is received from the wash, the system will provide treated reclaim water.

PWFS (Flood) Series Systems: The PWFS (Flood) series systems consist of a cyclonic sand separator, pump / motor, controls, and an air sparger designed to treat 60 or 100 GPM of reclaim water. The sand separator will remove down to 70 micron solid particles and is adequate for use in Auto Dealer or Fleet / Flooder Arch Friction wash applications. When the wash demands water, the system provides treated water to the wash and recirculates water through the air sparger, located in the reclaim tank, for

odor and biological control. If the wash does not demand water for 10 minutes, the system will automatically recirculate treated water back to the reclaim tank through the air sparger for five minutes. This operation ensures that odor and biological control are performed periodically to prevent the reclaim tank from going septic. Drawing #1G shows the Process & Instrumentation Diagram (P&ID) for the PWFS (Flood) series design.

PW 100/200/300/350-M5 Series Systems: The PW 100/200/300/350-5M series systems consist of high efficiency cyclones, pump / motor, controls and one of two odor control systems air sparger or ozone addition. The standard systems are designed to treat 30, 60, 90 and 120 GPM of reclaim water. The new generation of high efficiency cyclones will remove down to 5 micron solids, so that the treated water can be used by high pressure touchless or friction in-bay automatics and tunnel wash applications. The system utilizes a Variable Frequency Drive (VFD) on the pump motor which is controlled by the wash demand, to vary the amount of water that is treated and delivered. Water continuously recirculates back to the reclaim tank, both when water is demanded by the wash and when there is no demand. Up to three different demand inputs from the wash can be incorporated into the VFD. The PW 100/200/300/350-5M system piping also incorporates a city water intake line for use as: 1) a by-pass to meet wash water demands in case the system is not operating due to an extremely low level in the reclaim tank or a fault; and 2) an automatic pump prime operation for system start-up.

Air Sparger

Biological and odor control are accomplished by using one of two methods, depending upon the model number supplied. The first method uses an air sparger (models ending in 5MAS), which is mounted within the reclaim tank above the water level. The air sparger will bring in air as water is passed through the sparger. The aerated water will add oxygen to the tank water which will control the anaerobic bacteria growth.

Ozone

The other method utilizes ozone to kill the bacteria (models ending in 5M12O or 5M24O). Ozone is a contact killing agent, similar to chlorine used in city water. Ozone (O₃) is generated by concentrating the oxygen (O₂) in ambient air and passing the concentrated oxygen through a high voltage electric current to produce ozone. The ozone laden gas is then educted into the recirculation water stream and into the reclaim tank to kill the bacteria.

Caution: Breathing concentrated ozone can create severe breathing problems. Precautions must be made to prevent exposure to concentrated ozone.

PLANNING

Project Number	P19-047	Applied	3/6/2019	STOL
Project Name	CUP - 660 W. Broadway	Approved		
Type	CUP	Closed		
Subtype	HEAVY RETAIL/SERVICE	Expired		
Status	PC/BOA	Status	4/28/2019	STOL
Applicant	Y2 Consultants	Owner	David Tibbitts	
Site Address		City		State
660 W BROADWAY AVENUE		JACKSON		WY
				Zip
				83001
Subdivision		Parcel No		General Plan
		22411633100020		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED	3/6/2019	3/27/2019	3/7/2019	
Kelly Sluder					

Fire APPROVED W/CONDITI 3/6/2019 3/27/2019 3/11/2019 see notes
Kathy Clay
Fire department access appears appropriate.

Fire hydrant will be required within 500 feet of structure.

Structure will be required to have visible address.

Final fire inspection required before certificate of occupancy is issued.

Joint Housing Dept APPROVED 3/6/2019 3/27/2019 3/12/2019 See Notes
Stacy Stoker
(3/12/2019 3:21 PM SAS)

The applicant is proposing to pay a fee-in-lieu. Since there are no units associated with this application, the Housing Department has no further comments.

Legal APPROVED 3/6/2019 3/27/2019 3/21/2019
A Cohen-Davis

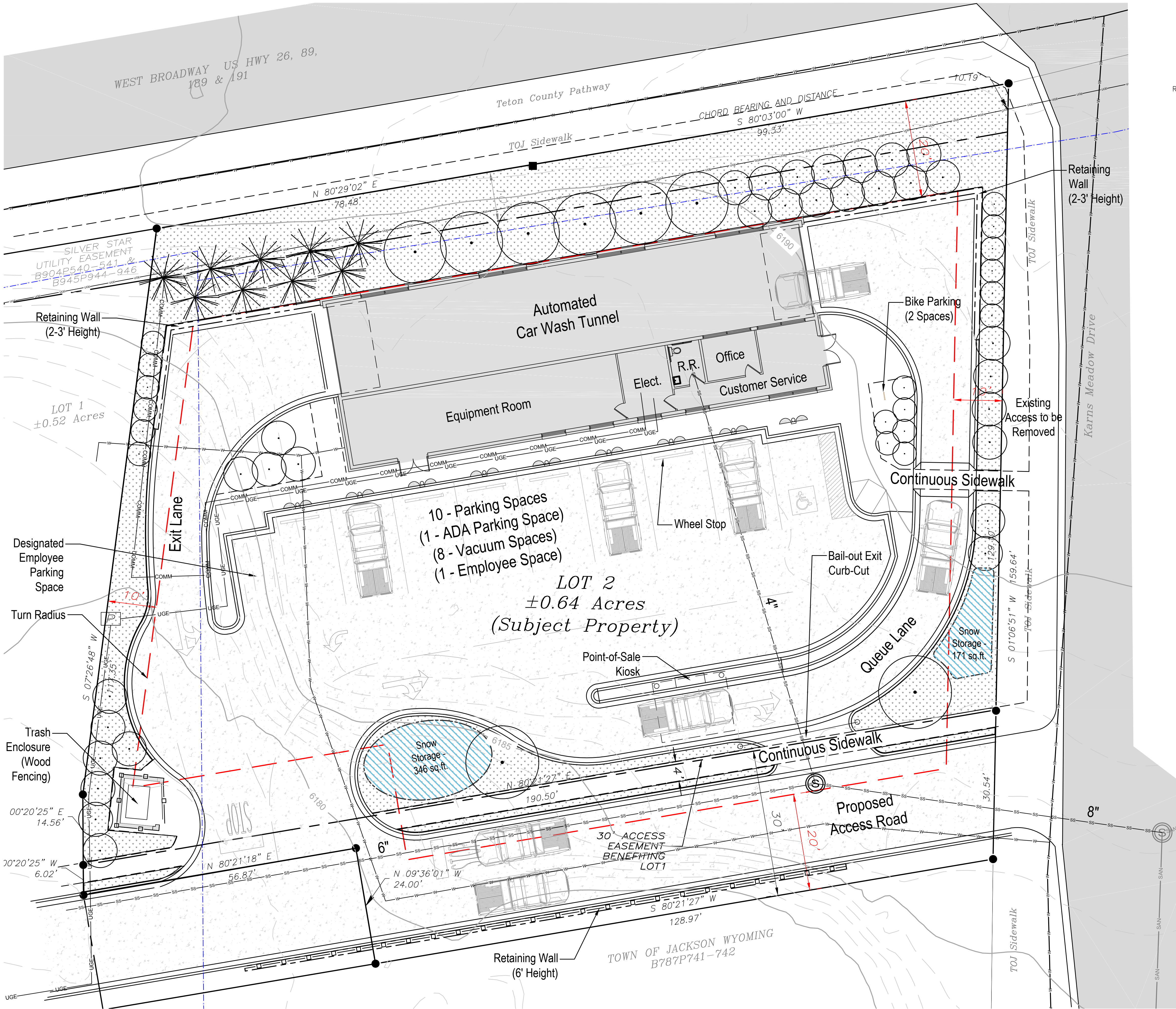
Parks and Rec APPROVED W/CONDITI 3/6/2019 3/27/2019 4/11/2019
Steve Ashworth

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (3/22/2019 12:38 PM STOL) Tiffany, No concerns from P&R for P19-047. Reviewed Landscape plan, no issues. Steve Ashworth mentioned there was an inquiry to use Karn's Meadow as sight for planting mitigation for the development of 660 W Broadway P19-047 that wasn't in the original submittal. I wanted to add comments related to this request: -It is not appropriate at this time to use Karn's Meadow as a mitigation site for plantings. The Town has an Environmental Assessment to complete and with a potential Master Plan update and implementation we're not comfortable using the site for any additional mitigation plantings. If you have any questions feel free to reach back out. Thanks. Andy Erskine					
Pathways Brian Schilling (4/19/2019 10:15 AM TV) P19-047 – 660 W Broadway Car Wash CUP Comments from Teton County/TOJ Pathways Department Status: approved w/conditions • Would prefer to remove the “bail out” driveway on the east side of the property parallel to Karns Meadow Dr. and provide a continuous sidewalk instead. • The trash enclosure on the southwest corner creates a sightline issue for the sidewalk. Do we know what the proposed sidewalk will connect to in the future, if anything? Is there a chance this will continue to the next parcel to the west, and maybe eventually to the Virginian? In any event, the trash enclosure should be moved away from the sidewalk—we have this problem at Smith’s, and it results in a lot of close calls between cars exiting the parking lot and pedestrians on the sidewalk/pathway. • Would prefer if the sidewalk along the proposed access road had some separation from the road, even a couple feet would help. The sidewalk should be a continuous sidewalk across the driveway (can provide examples if needed). • This does bring up the larger question of the sidewalk and future connectivity—just curious if there’s any more information known about possible future connections, or is the sidewalk being put in place for the possibility of a future connection to the adjacent parcel?	APPROVED W/CONDITI	3/6/2019	3/27/2019	4/19/2019	
Planning Tyler Valentine (4/16/2019 12:24 PM TV) Please see staff report.	APPROVED W/CONDITI	3/6/2019	3/27/2019	4/16/2019	
Police Todd Smith	NO COMMENT	3/6/2019	3/27/2019	3/25/2019	
Public Works Rachelle Rhodes	APPROVED W/CONDITI	3/6/2019	3/27/2019	4/12/2019	see notes

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(4/12/2019 2:27 PM RR)					
Conditional Use Permit – SUFFICIENT with COMMENTS					
P19-047					
Y2 Consultants – Robert Infanger (Owner: Dave Tibbitts)					
660 West Broadway Avenue					
April 12, 2019					
Rachelle Rhodes, 307-733-3079					
NOTES FOR SUFFICIENCY					
*Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals and are required for sufficiency.					
In addition to the required Town of Jackson submittal requirements, The Engineering Department would like to encourage applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through the Planning Department.					
A preliminary potable water system plan shall be provided on the plans consistent with the LDR's. This plan shall include backflow device and meter locations.					
A water system analysis indicating the required fire flow demands and the impacts to the Town's existing system shall be required.					
A preliminary sanitary sewer system plan shall be provided on the plans consistent with the LDR's.					
Information concerning the additional wastewater flows to be delivered to the Town's system shall be required. In addition this information shall include a review of downstream impacts created from the additional flows being delivered.					
Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.					
A preliminary irrigation system design (if applicable) with backflow system plan shall be provided on the plans consistent with the LDR's.					
A complete and detailed landscaping plan shall be required.					
A preliminary stormwater management plan for the site shall be provided on the plans consistent with the LDR's.					
A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's. A grading pre-application conference will be required prior to building permit submittal.					
Site contours (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.					
It is requested that the bail-out exit be removed and that the "bail-out customers" be addressed internal to the site. The previous Engineering review comment for P17-122 regarding the bail-out noted "that the site layout submitted with the previous Pre-Application request (TOJ Planning Application P16-086) raises concerns about vehicle to vehicle/pedestrian/bicyclist conflicts at the access to Karns Meadow Avenue for users access to and from the proposed car wash facility as well as to the proposed parking lot to the west. Additionally, concerns regarding the flow of vehicles and larger RV's in and out of the lot is brought to question. Furthermore, the site plan should address pedestrian needs associated with utilizing the parking facility for existing commercial operations east of Karns Meadow Avenue." Please address this exit in future submittals.					
A parking and access plan per the LDR's shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.					

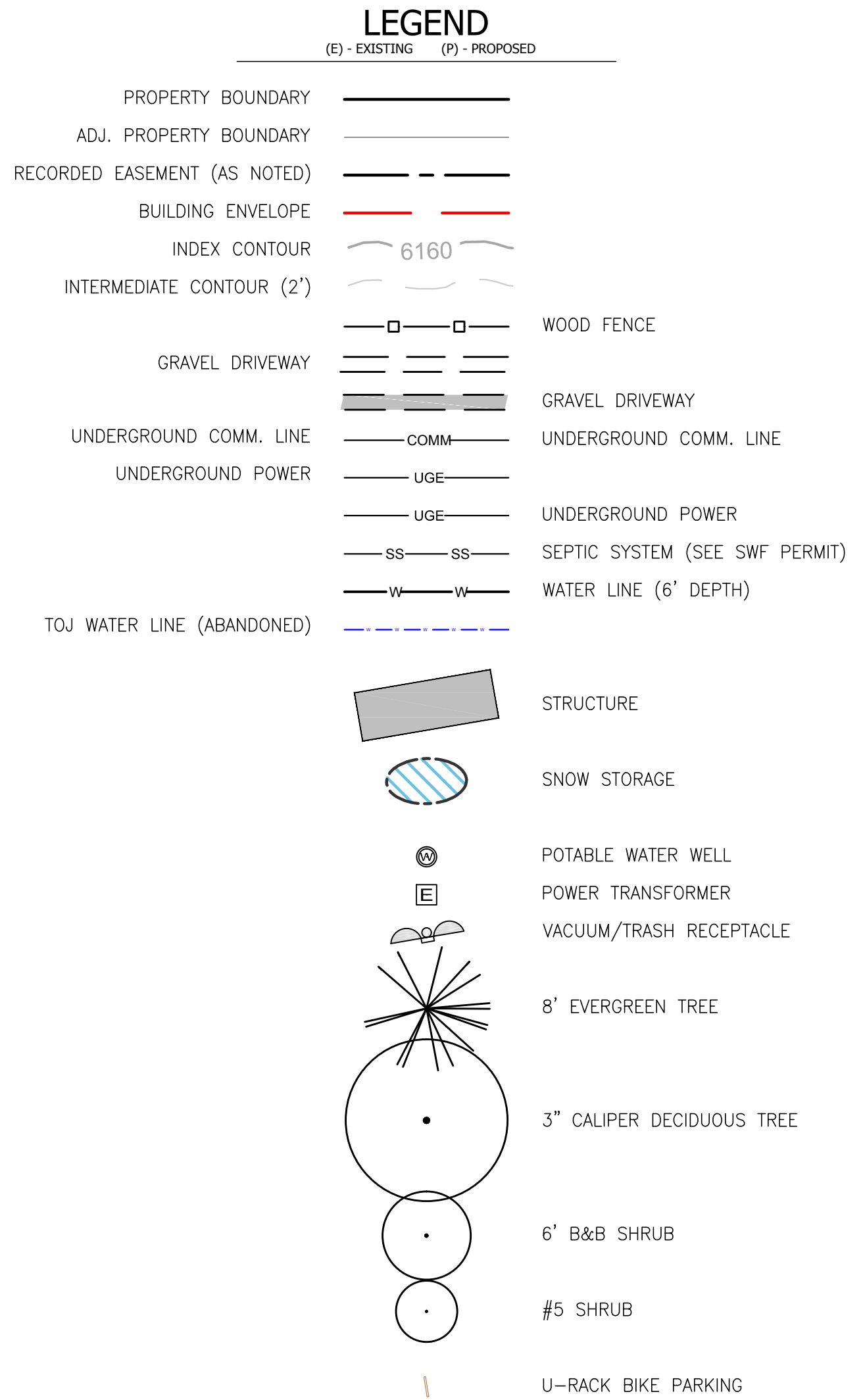
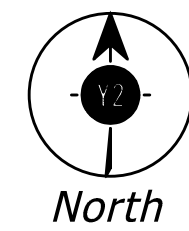
Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
A pedestrian corridor plan shall be provided for review. This shall include all dimensions and elevations in relation to existing curb and future development together with ADA compliance. If awnings or canopies are proposed within the right-of-way, dimensional and drainage information shall be includedon the plans.					
All work to be completed within the Town’s right-of-way shall be specifically addressed.The applicant proposes to use heated drive isles on the property. Please note that the Town of Jackson does not allow heated driveways to extend to the public right-of-way.					
All onsite power shall be shown as underground and location(s) of transformers indicated.					
Snow storage areas for the site shall be indicated on the plans.					
Please be advised that a demolition permit shall be required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.					
Please be advised that failure to commence with construction activities and/or show reasonable progress within two (2) years of Building Permit approval shall result in pulling of appropriate bonds in order to abandon utility connections to Town of Jackson utility systems (Water, Wastewater, Storm Drainage) and/or repair impacted areas of the Town right-of-way.					
COORDINATING DOCUMENTS					
1. Subdivision Improvement Agreement					
2. Plat					
3. Utility Easement					
START	APPROVED W/CONDITI	3/6/2019	3/27/2019	3/26/2019	
Darren Brugmann					
(3/26/2019 10:21 AM STOL)					
START/General Comments:					
1. Consideration for a signal at Karns Meadow Drive and Broadway becomes even more of a priority with increased usage of the relatively “new” Karns Meadow Drive and increased traffic with new building and site usage.					
2. Having two entrances to this proposed facility off Karns Meadow in such close proximity to our 1 of 2 entrances to the START Facility and the entrance on the east side of Karns Meadow to the access street for a number of businesses makes this area much more congested.					
3. There is already an issue with vehicles exiting on to Broadway from Karns Meadow whereas vehicles trying to access the side street on the east side of Karns causing traffic to stop on Broadway. Adding two more entrances on the opposite side of Karns adds to the issue.					
4. Line of site for cars exiting Karns Meadow drive on to Broadway (especially left turn) and in the winter (snow piles) is almost impossible at times. The main entrance to new proposed facility will cause more congestion concerns.					
5. Concern that cars waiting for the auto car wash may line up and spill on to Karns Meadow and eventually Broadway. It is almost a blind spot now pulling off Broadway on to Karns Meadow now with existing entrance and ped crossing.					
6. START is interested in type of wall proposed to separate proposed access road from TOJ property.					
It was hard explaining the concerns above. Please feel free to contact and I can hopefully explain more thoroughly.					

LAST SAVED: 5/8/2019 4:45 PM BY: ROBERT T. PLOT BY: ROBERT INFANGER
F:\2015\1521\5\1\Drawings\15215_180508_DEV-CUP_Site-Plan.dwg



DEV-CUP SITE PLAN

Scale 1" = 10' - 0"



LANDSCAPE REQUIREMENTS

Plant Units Required		1 PU per 12 Parking Spaces (@ 9 Parking Spaces)		0.75
		27,735 sq.ft. (BSA) x 20% (20 LSR Required) =		+
ts Required per TOJ LDR Standards: 1 PU/ 1,000 square feet of LSR Required				5.86
				or
				6.61 or 7
Proposed Plant Units				
PU Alternative	Units	# per PU	Total #	Type
A	4	1	4	Deciduous Tree, 3" cal.
		6	24	Shrubs, 6' B&B
		4	16	Container Shrubs, 5 gal.
B	2	2	4	Deciduous Tree, 3" cal.
		2	4	Shrubs, 6' B&B
		3	6	Evergreen Tree, 8'
C	1	3	3	Shrubs, 6' B&B
		3	3	Evergreen Tree, 8'
		2	2	Container Shrubs, 5 gal.
Total:	7		8	Deciduous Tree, 3" cal.
			31	Shrubs, 6' B&B
			18	Container Shrubs, 5 gal.
			9	Evergreen Tree, 8'

SITE PLAN NOTES

- LANDSCAPE ELEMENTS SHOWN ON THIS PLAN ADHERE TO THE STANDARDS OUTLINED IN DIVISION 5.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
- EROSION CONTROL MEASURES WILL BE DESIGNED TO TOWN OF JACKSON STANDARDS AT THE GRADING & EROSION CONTROL PLAN LEVEL.
- ALL LANDSCAPE ELEMENTS SHOWN ON THIS PLAN HAVE BEEN DESIGNED TO MAXIMIZE SCREENING AND BUFFERING OPPORTUNITIES INCLUDING PLANTINGS SHOWN IN THE REQUIRED 20' LANDSCAPE BUFFER ALONG HIGHWAY 189.
- ALL PROPOSED EXTERIOR LIGHTING WILL ADHERE TO THE STANDARDS OUTLINED IN SECTION 5.3.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
- OVERHEAD LIGHTING FIXTURES ARE ANTICIPATED TO MAINTAIN A TOTAL CUT-OFF ANGLE OF 90° AND WILL NOT EXCEED 15 FEET IN HEIGHT.
- A PHOTOMETRIC PLAN WILL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- ALL PROPOSED SIGNAGE WILL ADHERE TO THE STANDARDS SPECIFIED IN DIVISION 5.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2
y2consultants.com
307 733 2999

DRAWN BY: RTI
REVIEWED BY: PJE

JACKSON CAR WASH
DEV-CUP Application
660 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Twnshp. 41, Range 116W

JOB NO: 15215.1
SET TITLE:

CUP Application

PLOT DATE: 05.15.19
TITLE DATE
CUP Submission 02.25.19
PRC Response 05.15.19

CUP Site Plan

SHEET:

L2.0



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: MAY 15, 2019
MEETING DATE: MAY 20, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: PAUL ANTHONY

SUBJECT: **ITEM P19-089/090:** ENCROACHMENT AGREEMENT BETWEEN THE TOWN OF JACKSON AND PROPERTY OWNER CCC's CENTER STREET LLC LOCATED AT 112 CENTER STREET AND 165 EAST DELONEY AVENUE.

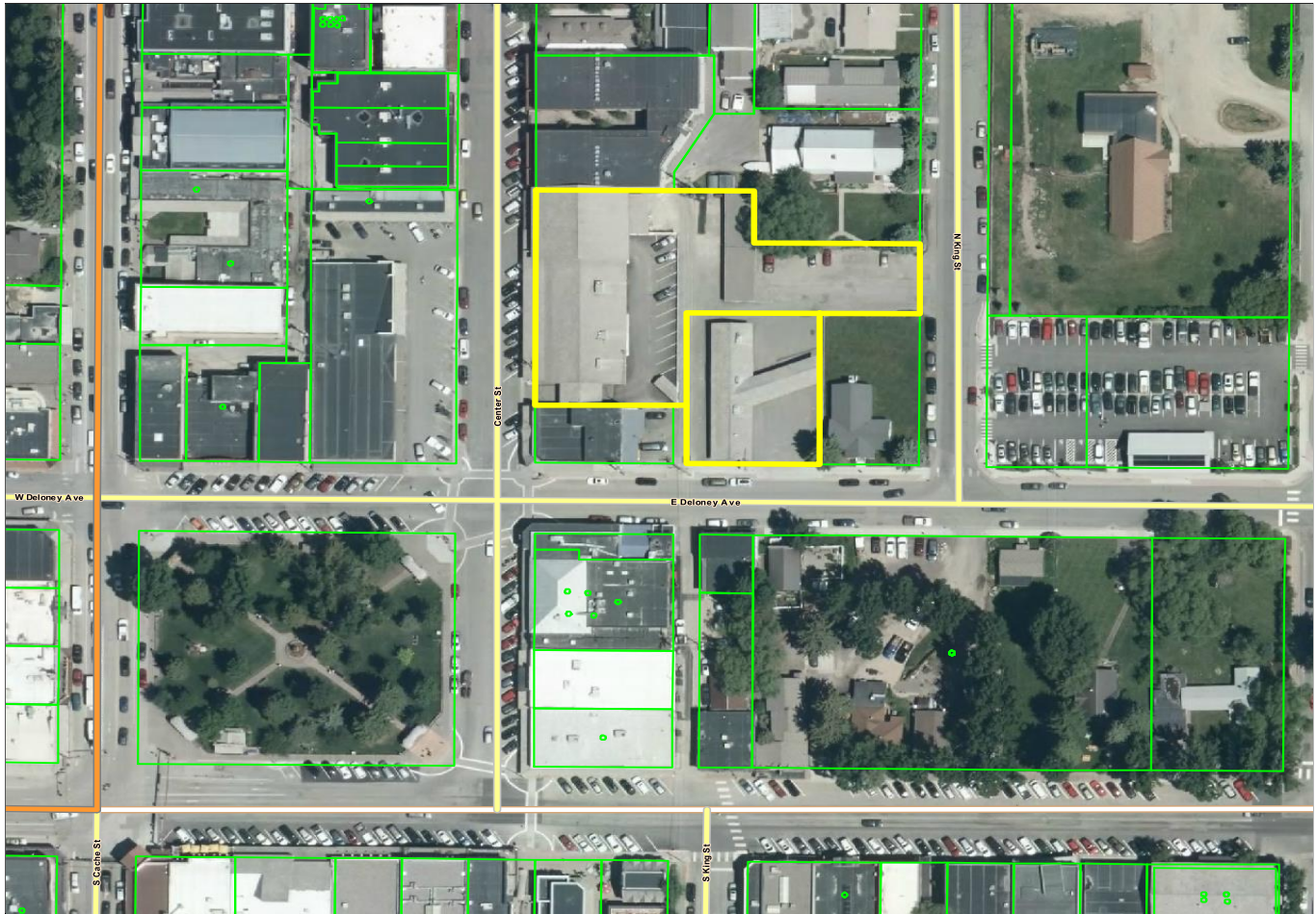
APPLICANT: JIM WALTER, CCC's CENTER STREET LLC

STATEMENT/PURPOSE

The purpose of this item is to present for the Town Council's consideration an Encroachment Agreement with property owner, CCC's Center Street LLC to allow shoring nails and related temporary construction to encroach into the Town right-of-way on Center Street and East Deloney Avenue. The applicant's properties are located at 112 Center Street and 165 East Deloney Avenue.

LOCATION

CCC's Center Street LLC is the owner of property described as 112 Center Street, legally known as LOTS 2-3-4- 5 BLK. 3, Clubhouse, PT SW1/4SW1/4 Section 27, Township 41, Range 116, and 165 East Deloney Avenue, legally known as LOTS 8-9, BLK. 1, Van Vleck - 2 (please see the vicinity map on the following page).



BACKGROUND/ALTERNATIVES

Background

On May 6, 2019, the Council approved the staff to prepare an Encroachment Agreement between the Town of Jackson and property owner, CCC's Center Street LLC, to allow shoring nails and related temporary construction to encroach into the Town right-of-way on Center Street and East Deloney Avenue. The Town Attorney and Town Engineer have worked with the applicant to produce the encroachment agreement provided in the Council's packet, which includes an 11-page Exhibit A that shows the location and extent of the shoring plan.

Request

The applicant is requesting that the Council approve the submitted Encroachment Agreement to allow temporary shoring nails to encroach into the Town's ROW. The purpose of the shoring nails is to stabilize adjacent buildings to the north, southwest corner and east side of site during the construction process for a new hotel.

Key Issue: At the time of this writing, the only unresolved issue in the Encroachment Agreement is the amount of the "Removal Payment," which is the future cost to the Town if we had to remove all 93 of the 180 shoring nails to, for example, prevent the nails from interfering with future infrastructure construction in our ROW. The current draft includes an amount of \$4,650.00 that is based on the

Town Engineer's estimate. The applicant has provided a lower amount of \$282.50 is based on an estimate provided by Dick Anderson Construction (see attached). Staff will update the Council of our recommendation on the Removal Payment at the Council meeting. A condition of approval has been added to address this issue.

ATTACHMENTS

Applicant Submittal [no change from previous meeting]
Department Reviews [no change from previous meeting]
Encroachment Agreement
Exhibit A: Center Street Shoring Plan
Soil Nail Cost Estimate Analysis

FISCAL IMPACT

None.

STAFF IMPACT

The Town Attorney and Town Engineer have spent time a few hours preparing and finalizing the attached Encroachment Agreement as directed by Town Council.

LEGAL REVIEW

Complete.

RECOMMENDATION

Staff recommends approval of the Encroachment Agreement between the Town of Jackson CCC's Center Street LLC to allow shoring nails to encroach into the Town right-of-way on Center Street and East Deloney Avenue, subject to the conditions of approval below:

1. That the amount of the Removal Payment in Section 2 shall be modified, if necessary, to an amount agreeable to both the Town Engineer and the applicant.

SUGGESTED MOTION

I move to approve the attached Encroachment Agreement between the Town of Jackson and property owner, CCC's Center Street LLC, to allow shoring nails and related temporary construction to encroach into the Town right-of-way on Center Street and East Deloney Avenue, subject to the conditions of approval below:

1. That the amount of the Removal Payment in Section 2 shall be modified, if necessary, to an amount agreeable to both the Town Engineer and the applicant.



ENCROACHMENT AGREEMENT APPLICATION

Planning & Building Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

OWNER OF PROPERTY:

Name: CCC's Center Street, LLC Phone: 307-733-4733
Mailing Address: PO Box 844, Jackson, WY ZIP: 83001
E-mail: jeanne@crystalcreekcapital.com

APPLICANT/AGENT:

Name: James Walter Phone: 307-733-4733
Mailing Address: (see above) ZIP: (see above)
E-mail: _____

DESIGNATED PRIMARY CONTACT:

Owner X Applicant/Agent _____

PROPERTY:

Physical Address of Property: 112 Center Street; 165 E Deloney Avenue
Lot, Subdivision: Lots 2-5, Blk.3, Clubhouse, PT SW1/4, SW 1/4, SEC. 27, TWP. 41, Ring 116 Also:
PNID22-41-16-27-3-15-001
PIDN: _____
Description of Public Right-of Way: Shoring plan for Center Street Project - Center Street and Deloney
Avenue

SUBMITTAL REQUIREMENTS. Three (3) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.

Have you attached the following?

N/A **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.

10/29/15

____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

 X **Narrative Description of the Request.** Provide a detailed narrative description explaining the use of the noted public right-of-way.

 X **Exhibit.** Provide an exhibit (picture, drawings, maps, plans) of the use of the noted public right-of-way including dimensions of requested encroachment.

FORMAT:

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of the Town of Jackson to enter upon the abovementioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Jeane Carruth
Signature of Owner or Authorized Applicant (Agent)

Jeane Carruth
Name Printed

4/14/19
Date

Office Manager
Title
Crystal Creek Capital

10/29/15

Crystal Creek Capital Real Estate Advisors, LLC

P.O. Box 844 | 275 Veronica Lane, Suite 300 | Jackson, Wyoming 83001 | Telephone 307-733-4733

April 15, 2019

Tiffany Stolte
Planning Department, Office Manger
Town of Jackson
PO Box 1687
Jackson, WY 83001

Encroachment Agreement Application: Shoring Plan

Dear Tiffany,

Please accept this Encroachment Agreement Application for the Center Street Project located at 112 Center Street and 165 E. Deloney Avenue.

Per the requirements of the Town of Jackson, CCC's Center Street, LLC is applying for an Encroachment Agreement of the shoring plan for the construction of the Center Street project. This application is requesting an Encroachment Agreement specific to the Shoring Plan in the Town of Jackson PROW.

Attached are the Shoring Plans and Shoring Calcs for your review:

- Center Street Hotel Shoring Calcs
- Center Street Hotel Shoring Plans

Per our previous conversations, Crystal Creek Capital appreciates the consideration of appearing at the Town of Jackson Town Council hearing on May 6, 2019.

If you have any questions, please feel free to contact me at your convenience.

Regards,



Jeanne Carruth
Office Manager

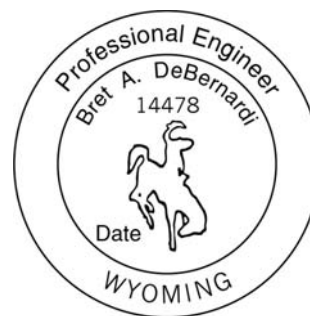
Design Memorandum

Temporary Shoring and Permanent Micropile Foundations

Center Street Hotel

112 Center Street,

Jackson, Wyoming



Prepared for:

G2B Company, Inc.
P.O. Box 3402
Nampa, Idaho 83653

(Attention: Mr. Dan Turner)

Job No. 223-010-19
April 12, 2019

Project Description

Prepare the design of the temporary soil nail walls for ground and existing building support during construction of the new Center Street Hotel located at 112 Center Street in Jackson, Wyoming. The temporary shoring will be installed on the north, west, south and southeastern sides of the proposed structure. The shoring will vary up to a nominal 21 feet maximum in height and will support existing buildings on the north, southwest corner and east side of the sites.

As part of the new construction, permanent micropiles will be installed in the northeastern portion of the new structure to carry building loads. Required loads per project plans are 75 kips compression and 50 kips tension.

Professional Statements

Supporting data upon which our design and plan preparation are based are presented in subsequent sections of this design memorandum. If subsurface conditions other than those described in the geotechnical report are encountered and/or if design, layout, or loading changes are implemented, Gordon Geotechnical Engineering Inc. (G²) must be informed so that our design and plans can be reviewed. No warranty is expressed or implied, only that these designs were prepared in general accordance with design principles and practices in use at the time the work was performed.

Design References

The design of the shoring and micropiles will be in conjunction with standard practice as outlined in many texts. The following is a partial list of references used for the project.

Design References:

- Lateral Support Systems and Underpinning, Volume II - Design Fundamentals, FHWA-RD-75-129, Goldberg, et al, April 1976.
- Geotechnical Engineering Circular No. 7, FHWA Publication No FHWAO-IF-03-017, dated March 2003
- “Manual for Design & Construction Monitoring of Soil Nail Walls”, FHWA Publication No. FHWA-SA-96-069, dated November 1996.
- “Micropile Design and Construction”, FHWA Publication No. FHWA-NHI-05-039, dated December 2005.
- Earth Support Systems & Retaining Structures, Pile Buck, 1975.
- International Building Code.
- Project Drawings Building Permit Submittal entitled “Center Street Hotel, 112 Center Street, Jackson, Wyoming,” by IBI Grout, dated February 15, 2019.
- “Geotechnical Investigation, Center Street Project, Jackson, Wyoming, by Nelson Engineering, Design Development Draft dated October 2018.

GORDON GEOTECHNICAL ENGINEERING Inc.

Subsurface Soil and Groundwater Conditions

From the geotechnical report, the site soils typically consist of a medium dense to very dense clayey gravel, sand and a cobble alluvial fan deposits interbedded with clays and silts of possible lacustrine origin. This granular soil will be the predominate material in which the soil nailing will occur. From the geotechnical interpretation, a surficial silt/clay layer was found more consistently on the eastern portion of the site overlying the gravel soils. The presence of this surficial layer required the use of micropile supported foundations in the northeastern portion of the structure, however, this layer should generally not be present for nailing operations.

The following soil parameters will be utilized in the soil nail design:

Gravels with Sand, Clayey Gravels and Cobbles

Moist Unit Weight (γ) = 135 pcf

Friction Angle = 36 degrees

Cohesion = 50 psf (interlock)

Groundwater varies from about 6220 to 6223 which is several feet below the base of excavation and will not be included in the temporary soil nail design. However, strip chimney drains will be installed behind the shotcrete and will daylight at the toe of the excavation.

If soils encountered during site grading operations are different than projected or groundwater is encountered, G² must be notified immediately to review the shoring design. Modifications to the shoring may be required.

Surcharge

The soil nail wall will be designed for a conventional surcharge of 250 psf area surcharge at roadways, parking lots and other general areas. It is also used under existing buildings to conservatively estimate live load surcharges in the buildings.

On the north side of the site, the soil nail wall will be designed for the existing Pebble building which is a two-story building with a basement that has been assumed to impose a line load of 7.5 kips per lineal foot (2,500 psf on a 3-foot wide strip footing). This is in addition to 3-feet of soil up to the basement floor slab grade.

On the southwest side of the site, the soil nail wall will support foundations of the existing Wells Fargo building which have been assumed to impose a line load of 6 kips per lineal footing (2,000 psf on a 3-foot wide strip footing). It would appear from provided cross-sections that the main level floor slab is significantly higher than the bottom of footing so an additional surcharge of 12 feet of soil will be included in the design.

Lastly, the Hawkins, Kominsky, Devries building is present east of the southern portion of the facility. This appears to be a home that has been remodeled into a business office. It is our understanding that the building has no basement but the footings are anticipated to be around 3 feet below existing site grade for frost protection. For design, a line load of 3 kips (1,500 psf on a 2-foot wide footing) has been assumed

for the loading which will occur approximately 8 feet minimum from the face of the soil nail wall.

Other than the surcharges noted, the shoring has not been designed for large surcharges such as cranes, etc., and would have to be evaluated on a case by case basis. Higher loading may require modification to the shoring.

Anchor Adhesion

Hollow core soil nails will be used for the project. For design, an ultimate anchor adhesion of 4.0 kips/ft of anchor (26.5 psi) will be utilized with a working adhesion of 2.67 kips/ft based upon a factor of safety of 1.5. Verification nails will be included to verify the adhesion. Additionally, periodic proof nail tests will be conducted during wall construction to confirm capacities.

Micropile Adhesion

Hollow core micropiles will be used for the project. The bottom of the micropile cap is approximately 4 to 5 feet below existing site grade. In this northeastern portion of the site, a surficial but somewhat variable sequence of silt and clay is present over the site gravels which are present about 13 feet or less below the bottom of the footing. Capacity in this silt/clay material has been ignored with all micropile capacity generated in the underlying gravel. For design, an ultimate anchor adhesion of 7.0 kips/ft of anchor (4,450 psf on a 6-inch diameter grouted body) will be utilized with a working adhesion of 3.5 kips/ft based upon a factor of safety of 2.0 minimum. A verification test will be performed on a micropile to confirm the ultimate adhesion. If capacity is not achieved, additional depth or larger bits will be required.

Summary of Results

The design was performed using the computer program SNAILWin (version 4.10) by Caltrans. Various cross-sections were analyzed with the results attached and partially summarized below.

The results of the analyses indicate that the factors of safety exceed 1.5 for the temporary wall for all the various load cases considered. In non-building support areas, the soil nails will consist of R32S soil nails installed on a 6 feet horizontal by 5 feet vertical spacing. Nail lengths will be 18 feet for the maximum cut of 21 feet and 13 feet for heights of approximately 15 feet and under. At building areas, the same soils nails will be utilized at the same horizontal nail spacing of 6 feet, however, the vertical spacing has been reduced to 3 feet due to geometry constraints.

Lateral and vertical movements are projected to be on the order of one-half to one inch. Actual movements will vary based upon construction techniques, consistency of the site soils at the wall location, face stability, etc.

The micropile design indicated that R51N hollow bar micropiles having an installed length of 38 feet provide adequate structural capacity as well as factors of safety in excess of 2.0 with regard to geotechnical capacity. Provided maximum micropile loading indicates 75 kips compression and 50 kips tension. All micropiles are considered friction elements and any end bearing capacity has been ignored.

Design Complete.

o0o



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*****
*   CALIFORNIA DEPARTMENT OF TRANSPORTATION   *
*   ENGINEERING SERVICE CENTER                 *
*   DIVISION OF MATERIALS AND FOUNDATIONS      *
*   Office of Roadway Geotechnical Engineering *
*   Date: 04-11-2019       Time: 13:27:27      *
*****

```

Project Identification - Center St, Pebble Bldg, H = 6'

----- WALL GEOMETRY -----

```

Vertical Wall Height      = 6.0 ft
Wall Batter               = 0.0 degree
                          Angle   Length
                          (Deg)   (Feet)
First Slope from Wallcrest. = 0.0    50.0
Second Slope from 1st slope. = 0.0    0.0
Third Slope from 2nd slope.  = 0.0    0.0
Fourth Slope from 3rd slope. = 0.0    0.0
Fifth Slope from 3rd slope.  = 0.0    0.0
Sixth Slope from 3rd slope.  = 0.0    0.0
Seventh Slope Angle.        = 0.0

```

----- SLOPE BELOW THE WALL -----

There is NO SLOPE BELOW THE TOE of the wall

----- SURCHARGE -----

THE SURCHARGES IMPOSED ON THE SYSTEM ARE:

```

Begin Surcharge - Distance from toe = 0.0 ft
End Surcharge - Distance from toe   = 3.0 ft
Loading Intensity - Begin           = 2500.0 psf/ft
Loading Intensity - End              = 2500.0 psf/ft

```

```

Begin Second Surcharge - Distance from toe = 3.0 ft
End Second Surcharge - Distance from toe   = 50.0 ft
Loading Intensity - Begin                   = 625.0 psf/ft
Loading Intensity - End                     = 625.0 psf/ft

```

----- OPTION #1 -----

Ultimate Punching shear, Bond & Yield Stress are used.

----- SOIL PARAMETERS -----

Soil Layer	Unit Weight (Pcf)	Friction Angle (Degree)	Cohesion Intercept (Psf)	Bond* Stress (Psi)	Coordinates of Boundary	XS1 (ft)	YS1 (ft)	XS2 (ft)	YS2 (ft)
1	135.0	36.0	50.0	26.5	0.0	0.0	0.0	0.0	0.0

* Ultimate bond Stress values also depend on BSF (Bond Stress Factor.)

----- WATER SURFACE -----

NO Water Table defined for this problem.

----- SEARCH LIMIT -----

The Search Limit is from 1.0 to 10.0 ft

You have chosen NOT TO LIMIT the search of failure planes to specific nodes.

----- REINFORCEMENT PARAMETERS -----

Number of Reinforcement Levels	=	2
Horizontal Spacing	=	6.0 ft
Yield Stress of Reinforcement	=	94.0 ksi
Diameter of Grouted Hole	=	4.0 in
Punching Shear	=	100.0 kips

----- (Varying Reinforcement Parameters) -----

Level	Length (ft)	Inclination (degrees)	Vertical Spacing (ft)	Bar Diameter (in)	Bond Stress Factor
1	13.0	15.0	1.0	0.92	1.00
2	13.0	15.0	3.0	0.92	1.00

	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
Toe	1.707	1.9	72.4	6.3	89.9	0.0
Reinf. Stress at Level 1 = 40.455 Ksi (Pullout controls...)						
2 = 43.647 Ksi (Pullout controls...)						
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 2	1.646	2.8	65.0	6.6	89.9	0.0
Reinf. Stress at Level 1 = 39.634 Ksi (Pullout controls...)						
2 = 44.338 Ksi (Pullout controls...)						
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 3	1.750	3.7	58.3	7.0	89.9	0.0
Reinf. Stress at Level 1 = 35.248 Ksi (Pullout controls...)						
2 = 40.895 Ksi (Pullout controls...)						
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 4	1.883	4.6	52.5	7.6	89.9	0.0
Reinf. Stress at Level 1 = 30.999 Ksi (Pullout controls...)						
2 = 37.306 Ksi (Pullout controls...)						
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 5	2.008	5.5	47.5	8.1	89.9	0.0
Reinf. Stress at Level 1 = 27.511 Ksi (Pullout controls...)						
2 = 34.352 Ksi (Pullout controls...)						
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 6	2.127	6.4	43.2	8.8	89.9	0.0
Reinf. Stress at Level 1 = 24.601 Ksi (Pullout controls...)						
2 = 31.881 Ksi (Pullout controls...)						
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 7						

2.245	7.3	39.4	9.4	89.9	0.0
-------	-----	------	-----	------	-----

Reinf. Stress at Level 1 = 22.089 Ksi (Pullout controls...)
2 = 29.718 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 8

2.357	8.2	36.2	10.2	89.9	0.0
-------	-----	------	------	------	-----

Reinf. Stress at Level 1 = 19.952 Ksi (Pullout controls...)
2 = 27.876 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 9

2.465	9.1	33.4	10.9	89.9	0.0
-------	-----	------	------	------	-----

Reinf. Stress at Level 1 = 18.092 Ksi (Pullout controls...)
2 = 26.262 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE10

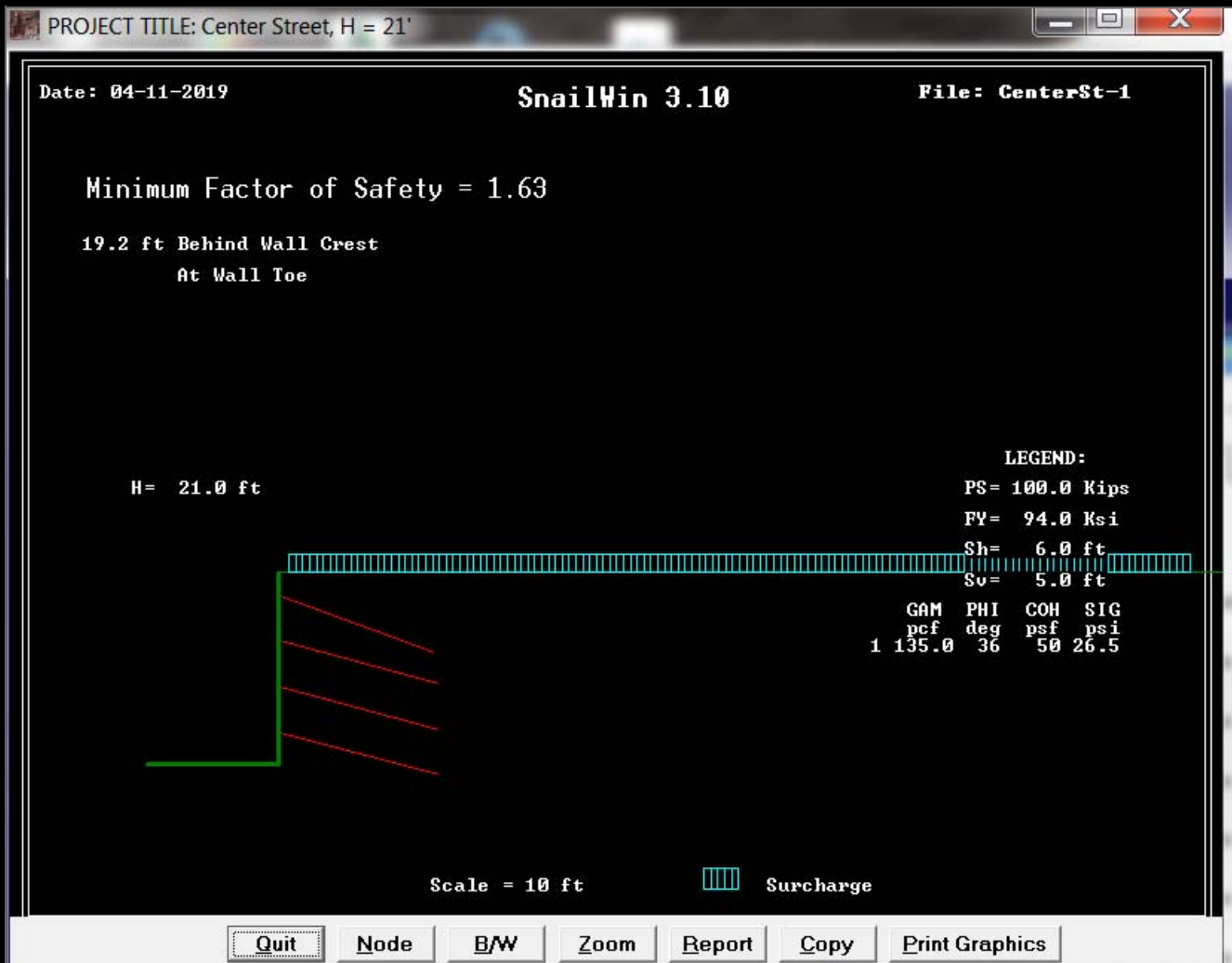
2.570	10.0	31.0	11.7	89.9	0.0
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Reinf. Stress at Level 1 = 16.460 Ksi (Pullout controls...)
2 = 24.832 Ksi (Pullout controls...)

```

*****
*                               *
*           For Factor of Safety = 1.0           *
*           Maximum Average Reinforcement Working Force:           *
*                               *
*           15.316 Kips/level                               *
*                               *
*****

```



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*****
*   CALIFORNIA DEPARTMENT OF TRANSPORTATION   *
*   ENGINEERING SERVICE CENTER                 *
*   DIVISION OF MATERIALS AND FOUNDATIONS      *
*   Office of Roadway Geotechnical Engineering *
*   Date: 04-11-2019       Time: 13:24:15      *
*****

```

Project Identification - Center Street, H = 21'

----- WALL GEOMETRY -----

```

Vertical Wall Height      = 21.0 ft
Wall Batter               = 0.0 degree
                          Angle   Length
                          (Deg)  (Feet)
First Slope from Wallcrest. = 0.0    50.0
Second Slope from 1st slope. = 0.0    0.0
Third Slope from 2nd slope.  = 0.0    0.0
Fourth Slope from 3rd slope. = 0.0    0.0
Fifth Slope from 3rd slope.  = 0.0    0.0
Sixth Slope from 3rd slope.  = 0.0    0.0
Seventh Slope Angle.        = 0.0

```

----- SLOPE BELOW THE WALL -----

There is NO SLOPE BELOW THE TOE of the wall

----- SURCHARGE -----

THE SURCHARGES IMPOSED ON THE SYSTEM ARE:

```

Begin Surcharge - Distance from toe = 1.0 ft
End Surcharge - Distance from toe   = 100.0 ft
Loading Intensity - Begin           = 250.0 psf/ft
Loading Intensity - End              = 250.0 psf/ft

```

----- OPTION #1 -----

Ultimate Punching shear, Bond & Yield Stress are used.

----- SOIL PARAMETERS -----

Soil Layer	Unit Weight (Pcf)	Friction Angle (Degree)	Cohesion Intercept (Psf)	Bond* Stress (Psi)	Coordinates of Boundary			
					XS1 (ft)	YS1 (ft)	XS2 (ft)	YS2 (ft)
1	135.0	36.0	50.0	26.5	0.0	0.0	0.0	0.0

* Ultimate bond Stress values also depend on BSF (Bond Stress Factor.)

----- WATER SURFACE -----

NO Water Table defined for this problem.

----- SEARCH LIMIT -----

The Search Limit is from 3.0 to 30.0 ft

You have chosen NOT TO LIMIT the search of failure planes to specific nodes.

----- REINFORCEMENT PARAMETERS -----

Number of Reinforcement Levels	= 4
Horizontal Spacing	= 6.0 ft
Yield Stress of Reinforcement	= 94.0 ksi
Diameter of Grouted Hole	= 4.0 in
Punching Shear	= 100.0 kips

----- (Varying Reinforcement Parameters) -----

Level	Length (ft)	Inclination (degrees)	Vertical Spacing (ft)	Bar Diameter (in)	Bond Stress Factor
1	18.0	20.0	2.5	0.92	1.00
2	18.0	15.0	5.0	0.92	1.00
3	18.0	15.0	5.0	0.92	1.00
4	18.0	15.0	5.0	0.92	1.00

	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
Toe	1.908	5.7	74.8	21.8	89.9	0.0
Reinf. Stress at Level			1 = 41.382 Ksi (Pullout controls...) 2 = 45.562 Ksi (Pullout controls...) 3 = 49.259 Ksi (Yield Stress controls.) 4 = 49.259 Ksi (Yield Stress controls.)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 2	1.763	8.4	61.9	14.3	78.7	8.6
Reinf. Stress at Level			1 = 34.655 Ksi (Pullout controls...) 2 = 39.138 Ksi (Pullout controls...) 3 = 47.374 Ksi (Pullout controls...) 4 = 53.319 Ksi (Yield Stress controls.)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 3	1.711	11.1	54.8	15.4	75.2	8.7
Reinf. Stress at Level			1 = 27.629 Ksi (Pullout controls...) 2 = 34.124 Ksi (Pullout controls...) 3 = 44.903 Ksi (Pullout controls...) 4 = 54.927 Ksi (Yield Stress controls.)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 4	1.666	13.8	43.6	15.2	75.3	10.9
Reinf. Stress at Level			1 = 18.891 Ksi (Pullout controls...) 2 = 23.673 Ksi (Pullout controls...) 3 = 38.907 Ksi (Pullout controls...) 4 = 54.230 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 5	1.640	16.5	46.7	14.4	57.8	12.4
Reinf. Stress at Level			1 = 18.590 Ksi (Pullout controls...) 2 = 27.703 Ksi (Pullout controls...) 3 = 41.703 Ksi (Pullout controls...) 4 = 55.985 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 6	1.627	19.2	39.4	9.9	51.9	18.7

Reinf. Stress at Level 1 = 13.764 Ksi (Pullout controls...)
 2 = 24.395 Ksi (Pullout controls...)
 3 = 36.784 Ksi (Pullout controls...)
 4 = 54.215 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 7

1.628 21.9 25.6 4.9 47.2 25.8

Reinf. Stress at Level 1 = 8.930 Ksi (Pullout controls...)
 2 = 20.697 Ksi (Pullout controls...)
 3 = 34.892 Ksi (Pullout controls...)
 4 = 49.088 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 8

1.639 24.6 23.1 5.3 43.8 27.3

Reinf. Stress at Level 1 = 3.759 Ksi (Pullout controls...)
 2 = 16.171 Ksi (Pullout controls...)
 3 = 31.627 Ksi (Pullout controls...)
 4 = 47.083 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 9

1.670 27.3 37.6 34.4 89.9 0.0

Reinf. Stress at Level 1 = 2.257 Ksi (Pullout controls...)
 2 = 16.292 Ksi (Pullout controls...)
 3 = 34.261 Ksi (Pullout controls...)
 4 = 52.231 Ksi (Pullout controls...)

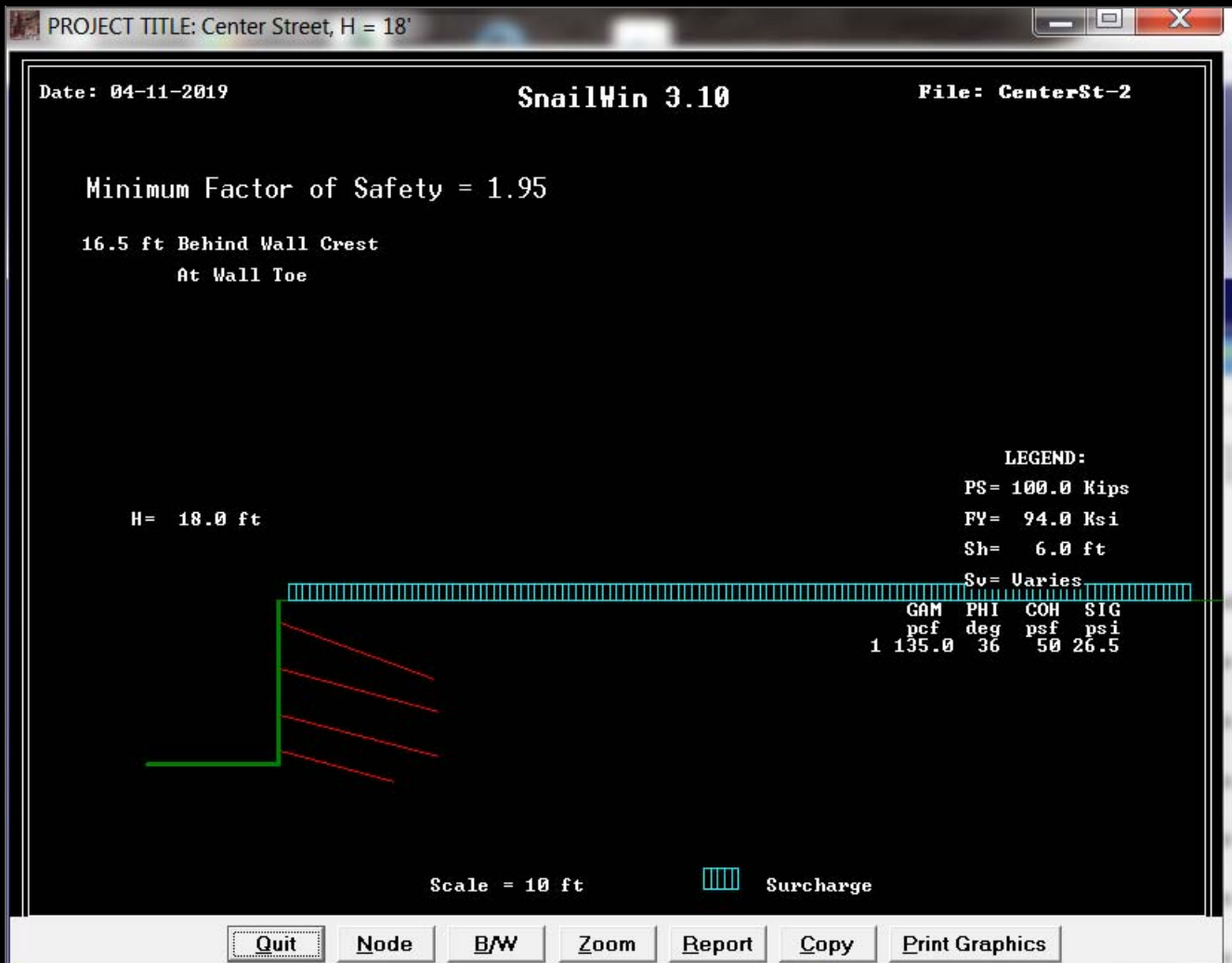
MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE10

1.706 30.0 35.0 36.6 89.9 0.0

Reinf. Stress at Level 1 = 0.000 Ksi
 2 = 12.546 Ksi (Pullout controls...)
 3 = 31.388 Ksi (Pullout controls...)
 4 = 50.229 Ksi (Pullout controls...)

 * For Factor of Safety = 1.0 *
 * Maximum Average Reinforcement Working Force: *
 * 14.516 Kips/level *




```

*****
*   CALIFORNIA DEPARTMENT OF TRANSPORTATION   *
*   ENGINEERING SERVICE CENTER                 *
*   DIVISION OF MATERIALS AND FOUNDATIONS      *
*   Office of Roadway Geotechnical Engineering *
*   Date: 04-11-2019       Time: 13:24:56      *
*****

```

Project Identification - Center Street, H = 18'

----- WALL GEOMETRY -----

```

Vertical Wall Height      = 18.0 ft
Wall Batter               = 0.0 degree
                          Angle   Length
                          (Deg)  (Feet)
First Slope from Wallcrest. = 0.0    50.0
Second Slope from 1st slope. = 0.0    0.0
Third Slope from 2nd slope.  = 0.0    0.0
Fourth Slope from 3rd slope. = 0.0    0.0
Fifth Slope from 3rd slope.  = 0.0    0.0
Sixth Slope from 3rd slope.  = 0.0    0.0
Seventh Slope Angle.        = 0.0

```

----- SLOPE BELOW THE WALL -----

There is NO SLOPE BELOW THE TOE of the wall

----- SURCHARGE -----

THE SURCHARGES IMPOSED ON THE SYSTEM ARE:

```

Begin Surcharge - Distance from toe = 1.0 ft
End Surcharge - Distance from toe   = 100.0 ft
Loading Intensity - Begin           = 250.0 psf/ft
Loading Intensity - End              = 250.0 psf/ft

```

----- OPTION #1 -----

Ultimate Punching shear, Bond & Yield Stress are used.

----- SOIL PARAMETERS -----

Soil Layer	Unit Weight (Pcf)	Friction Angle (Degree)	Cohesion Intercept (Psf)	Bond* Stress (Psi)	Coordinates of Boundary			
					XS1 (ft)	YS1 (ft)	XS2 (ft)	YS2 (ft)
1	135.0	36.0	50.0	26.5	0.0	0.0	0.0	0.0

* Ultimate bond Stress values also depend on BSF (Bond Stress Factor.)

----- WATER SURFACE -----

NO Water Table defined for this problem.

----- SEARCH LIMIT -----

The Search Limit is from 3.0 to 30.0 ft

You have chosen NOT TO LIMIT the search of failure planes to specific nodes.

----- REINFORCEMENT PARAMETERS -----

Number of Reinforcement Levels	= 4
Horizontal Spacing	= 6.0 ft
Yield Stress of Reinforcement	= 94.0 ksi
Diameter of Grouted Hole	= 4.0 in
Punching Shear	= 100.0 kips

----- (Varying Reinforcement Parameters) -----

Level	Length (ft)	Inclination (degrees)	Vertical Spacing (ft)	Bar Diameter (in)	Bond Stress Factor
1	18.0	20.0	2.5	0.92	1.00
2	18.0	15.0	5.0	0.92	1.00
3	18.0	15.0	5.0	0.92	1.00
4	13.0	15.0	4.0	0.92	1.00

	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
Toe	2.099	5.7	69.7	11.5	76.6	7.4
Reinf. Stress at Level			1 = 37.234 Ksi (Pullout controls...) 2 = 41.093 Ksi (Pullout controls...) 3 = 44.793 Ksi (Yield Stress controls.) 4 = 35.743 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 2	2.017	8.4	58.1	12.7	76.9	7.4
Reinf. Stress at Level			1 = 30.789 Ksi (Pullout controls...) 2 = 36.361 Ksi (Pullout controls...) 3 = 44.587 Ksi (Pullout controls...) 4 = 36.269 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 3	1.974	11.1	47.2	9.8	67.7	11.7
Reinf. Stress at Level			1 = 26.426 Ksi (Pullout controls...) 2 = 32.054 Ksi (Pullout controls...) 3 = 41.968 Ksi (Pullout controls...) 4 = 36.089 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 4	1.951	13.8	41.0	5.5	56.1	17.3
Reinf. Stress at Level			1 = 23.508 Ksi (Pullout controls...) 2 = 31.746 Ksi (Pullout controls...) 3 = 40.813 Ksi (Pullout controls...) 4 = 35.842 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 5	1.949	16.5	36.0	6.1	51.3	18.5
Reinf. Stress at Level			1 = 18.688 Ksi (Pullout controls...) 2 = 27.956 Ksi (Pullout controls...) 3 = 38.494 Ksi (Pullout controls...) 4 = 35.275 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)		UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)	
NODE 6	1.960	19.2	32.0	6.8	47.0	19.7

Reinf. Stress at Level 1 = 14.118 Ksi (Pullout controls...)
 2 = 24.223 Ksi (Pullout controls...)
 3 = 36.079 Ksi (Pullout controls...)
 4 = 34.545 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 7
 1.979 21.9 28.7 7.5 43.2 21.0

Reinf. Stress at Level 1 = 9.853 Ksi (Pullout controls...)
 2 = 20.625 Ksi (Pullout controls...)
 3 = 33.647 Ksi (Pullout controls...)
 4 = 33.702 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 8
 2.014 24.6 30.3 14.3 41.3 16.4

Reinf. Stress at Level 1 = 4.880 Ksi (Pullout controls...)
 2 = 15.709 Ksi (Pullout controls...)
 3 = 33.813 Ksi (Pullout controls...)
 4 = 33.374 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
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NODE 9
 2.052 27.3 33.4 32.7 89.9 0.0

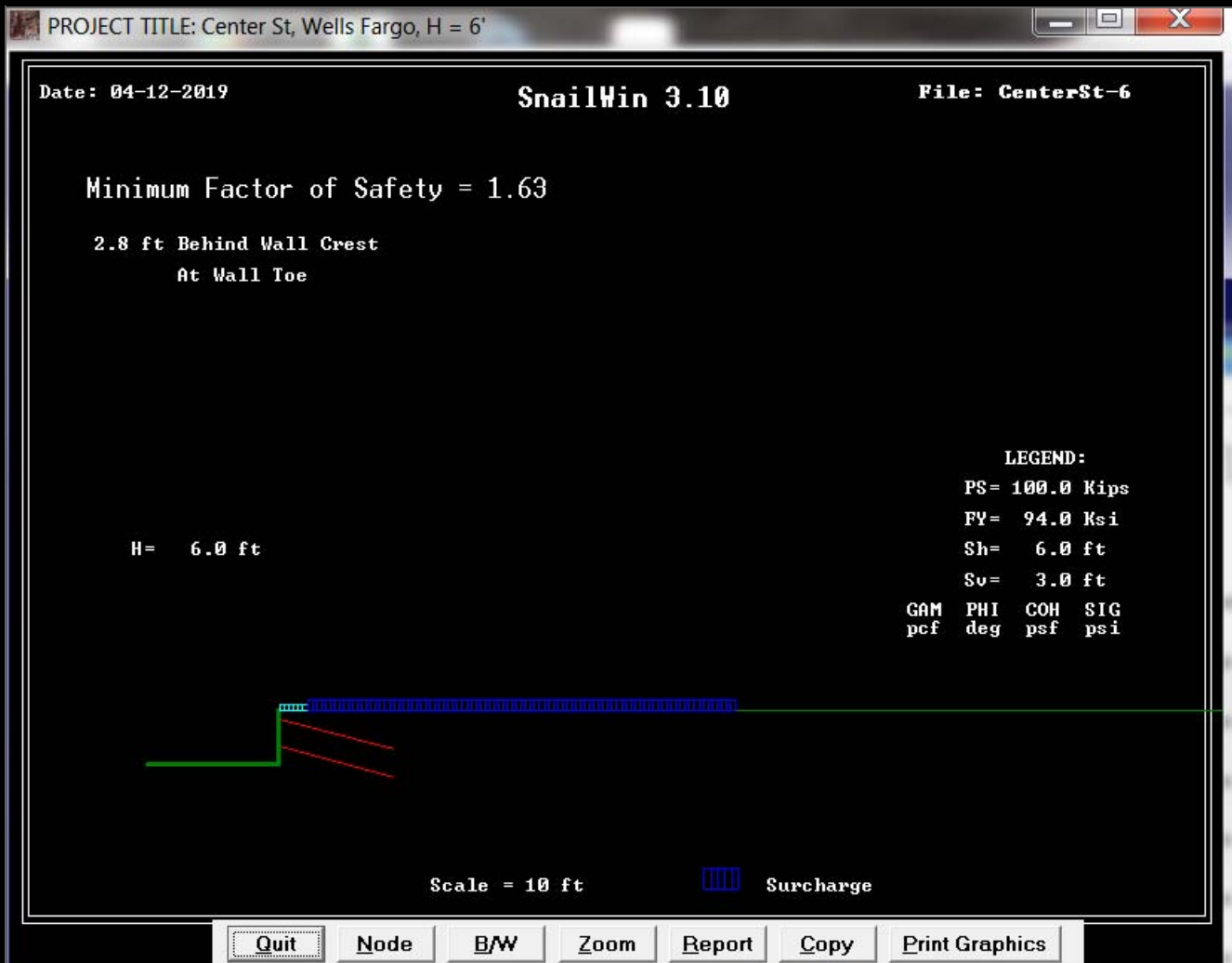
Reinf. Stress at Level 1 = 5.511 Ksi (Pullout controls...)
 2 = 18.390 Ksi (Pullout controls...)
 3 = 34.744 Ksi (Pullout controls...)
 4 = 33.179 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE10
 2.092 30.0 31.0 35.0 89.9 0.0

Reinf. Stress at Level 1 = 2.554 Ksi (Pullout controls...)
 2 = 15.738 Ksi (Pullout controls...)
 3 = 32.879 Ksi (Pullout controls...)
 4 = 32.221 Ksi (Pullout controls...)

 * For Factor of Safety = 1.0 *
 * Maximum Average Reinforcement Working Force: *
 * 10.732 Kips/level *



```

*****
*   CALIFORNIA DEPARTMENT OF TRANSPORTATION   *
*   ENGINEERING SERVICE CENTER                 *
*   DIVISION OF MATERIALS AND FOUNDATIONS      *
*   Office of Roadway Geotechnical Engineering *
*   Date: 04-12-2019       Time: 09:54:21      *
*****

```

Project Identification - Center St, Wells Fargo, H = 6'

----- WALL GEOMETRY -----

```

Vertical Wall Height      = 6.0 ft
Wall Batter               = 0.0 degree
                          Angle   Length
                          (Deg)   (Feet)
First Slope from Wallcrest. = 0.0    50.0
Second Slope from 1st slope. = 0.0    0.0
Third Slope from 2nd slope.  = 0.0    0.0
Fourth Slope from 3rd slope. = 0.0    0.0
Fifth Slope from 3rd slope.  = 0.0    0.0
Sixth Slope from 3rd slope.  = 0.0    0.0
Seventh Slope Angle.        = 0.0

```

----- SLOPE BELOW THE WALL -----

There is NO SLOPE BELOW THE TOE of the wall

----- SURCHARGE -----

THE SURCHARGES IMPOSED ON THE SYSTEM ARE:

```

Begin Surcharge - Distance from toe = 0.0 ft
End Surcharge - Distance from toe   = 3.0 ft
Loading Intensity - Begin           = 2000.0 psf/ft
Loading Intensity - End              = 2000.0 psf/ft

```

```

Begin Second Surcharge - Distance from toe = 3.0 ft
End Second Surcharge - Distance from toe   = 50.0 ft
Loading Intensity - Begin                   = 1750.0 psf/ft
Loading Intensity - End                     = 1750.0 psf/ft

```

----- OPTION #1 -----

Ultimate Punching shear, Bond & Yield Stress are used.

----- SOIL PARAMETERS -----

Soil Layer	Unit Weight (Pcf)	Friction Angle (Degree)	Cohesion Intercept (Psf)	Bond* Stress (Psi)	Coordinates of Boundary	XS1 (ft)	YS1 (ft)	XS2 (ft)	YS2 (ft)
1	135.0	34.0	25.0	23.5	0.0	0.0	0.0	0.0	0.0

* Ultimate bond Stress values also depend on BSF (Bond Stress Factor.)

----- WATER SURFACE -----

NO Water Table defined for this problem.

----- SEARCH LIMIT -----

The Search Limit is from 1.0 to 10.0 ft

You have chosen NOT TO LIMIT the search of failure planes to specific nodes.

----- REINFORCEMENT PARAMETERS -----

Number of Reinforcement Levels	=	2
Horizontal Spacing	=	6.0 ft
Yield Stress of Reinforcement	=	94.0 ksi
Diameter of Grouted Hole	=	4.0 in
Punching Shear	=	100.0 kips

----- (Varying Reinforcement Parameters) -----

Level	Length (ft)	Inclination (degrees)	Vertical Spacing (ft)	Bar Diameter (in)	Bond Stress Factor
1	13.0	15.0	1.0	0.92	1.00
2	13.0	15.0	3.0	0.92	1.00

	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
Toe	1.686	1.9	72.4	6.3	89.9	0.0
Reinf. Stress at Level			1 = 36.322 Ksi (Pullout controls...)			
			2 = 39.188 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 2	1.633	2.8	65.0	6.6	89.9	0.0
Reinf. Stress at Level			1 = 35.438 Ksi (Pullout controls...)			
			2 = 39.644 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 3	1.638	3.7	58.3	7.0	89.9	0.0
Reinf. Stress at Level			1 = 33.385 Ksi (Pullout controls...)			
			2 = 38.733 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 4	1.666	4.6	52.5	7.6	89.9	0.0
Reinf. Stress at Level			1 = 31.065 Ksi (Pullout controls...)			
			2 = 37.386 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 5	1.707	5.5	47.5	8.1	89.9	0.0
Reinf. Stress at Level			1 = 28.695 Ksi (Pullout controls...)			
			2 = 35.831 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 6	1.755	6.4	43.2	8.8	89.9	0.0
Reinf. Stress at Level			1 = 26.442 Ksi (Pullout controls...)			
			2 = 34.267 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 7						

1.803	7.3	35.2	6.3	47.6	3.2
-------	-----	------	-----	------	-----

Reinf. Stress at Level 1 = 22.726 Ksi (Pullout controls...)
2 = 32.142 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 8

1.869	8.2	36.2	10.2	89.9	0.0
-------	-----	------	------	------	-----

Reinf. Stress at Level 1 = 22.310 Ksi (Pullout controls...)
2 = 31.172 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 9

1.933	9.1	33.4	10.9	89.9	0.0
-------	-----	------	------	------	-----

Reinf. Stress at Level 1 = 20.460 Ksi (Pullout controls...)
2 = 29.699 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE10

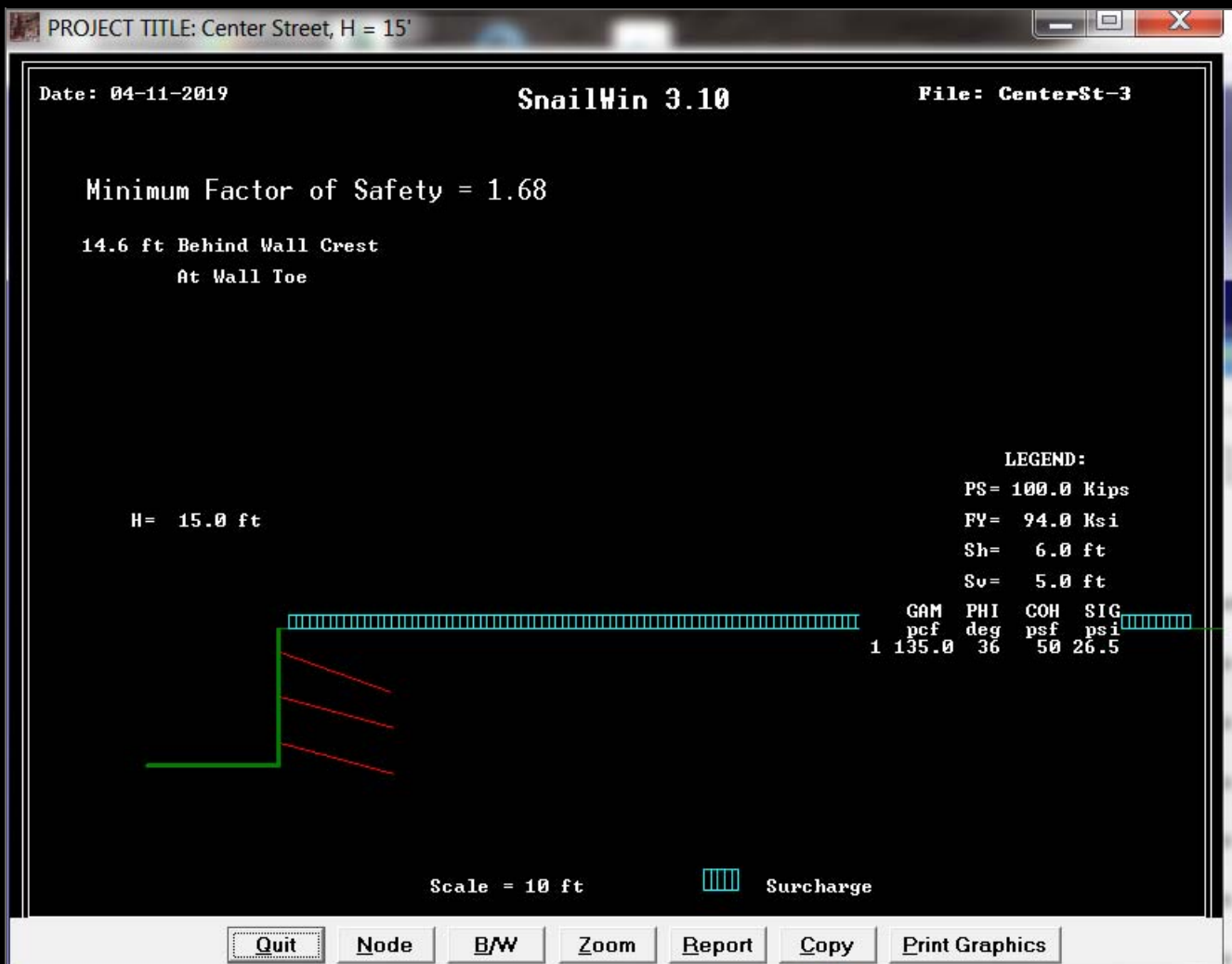
2.000	10.0	31.0	11.7	89.9	0.0
-------	------	------	------	------	-----

Reinf. Stress at Level 1 = 18.757 Ksi (Pullout controls...)
2 = 28.296 Ksi (Pullout controls...)

```

*****
*                               *
*           For Factor of Safety = 1.0           *
*       Maximum Average Reinforcement Working Force:       *
*               14.374 Kips/level               *
*****

```



```

*****
*   CALIFORNIA DEPARTMENT OF TRANSPORTATION   *
*   ENGINEERING SERVICE CENTER                 *
*   DIVISION OF MATERIALS AND FOUNDATIONS      *
*   Office of Roadway Geotechnical Engineering *
*   Date: 04-11-2019       Time: 13:26:07      *
*****

```

Project Identification - Center Street, H = 15'

----- WALL GEOMETRY -----

```

Vertical Wall Height      = 15.0 ft
Wall Batter               = 0.0 degree
                          Angle   Length
                          (Deg)   (Feet)
First Slope from Wallcrest. = 0.0    50.0
Second Slope from 1st slope. = 0.0    0.0
Third Slope from 2nd slope.  = 0.0    0.0
Fourth Slope from 3rd slope. = 0.0    0.0
Fifth Slope from 3rd slope.  = 0.0    0.0
Sixth Slope from 3rd slope.  = 0.0    0.0
Seventh Slope Angle.        = 0.0

```

----- SLOPE BELOW THE WALL -----

There is NO SLOPE BELOW THE TOE of the wall

----- SURCHARGE -----

THE SURCHARGES IMPOSED ON THE SYSTEM ARE:

```

Begin Surcharge - Distance from toe = 1.0 ft
End Surcharge - Distance from toe   = 100.0 ft
Loading Intensity - Begin           = 250.0 psf/ft
Loading Intensity - End              = 250.0 psf/ft

```

----- OPTION #1 -----

Ultimate Punching shear, Bond & Yield Stress are used.

----- SOIL PARAMETERS -----

Soil Layer	Unit Weight (Pcf)	Friction Angle (Degree)	Cohesion Intercept (Psf)	Bond* Stress (Psi)	Coordinates of Boundary			
					XS1 (ft)	YS1 (ft)	XS2 (ft)	YS2 (ft)
1	135.0	36.0	50.0	26.5	0.0	0.0	0.0	0.0

* Ultimate bond Stress values also depend on BSF (Bond Stress Factor.)

----- WATER SURFACE -----

NO Water Table defined for this problem.

----- SEARCH LIMIT -----

The Search Limit is from 2.0 to 20.0 ft

You have chosen NOT TO LIMIT the search of failure planes to specific nodes.

----- REINFORCEMENT PARAMETERS -----

Number of Reinforcement Levels	=	3
Horizontal Spacing	=	6.0 ft
Yield Stress of Reinforcement	=	94.0 ksi
Diameter of Grouted Hole	=	4.0 in
Punching Shear	=	100.0 kips

----- (Varying Reinforcement Parameters) -----

Level	Length (ft)	Inclination (degrees)	Vertical Spacing (ft)	Bar Diameter (in)	Bond Stress Factor
1	13.0	20.0	2.5	0.92	1.00
2	13.0	15.0	5.0	0.92	1.00
3	13.0	15.0	5.0	0.92	1.00

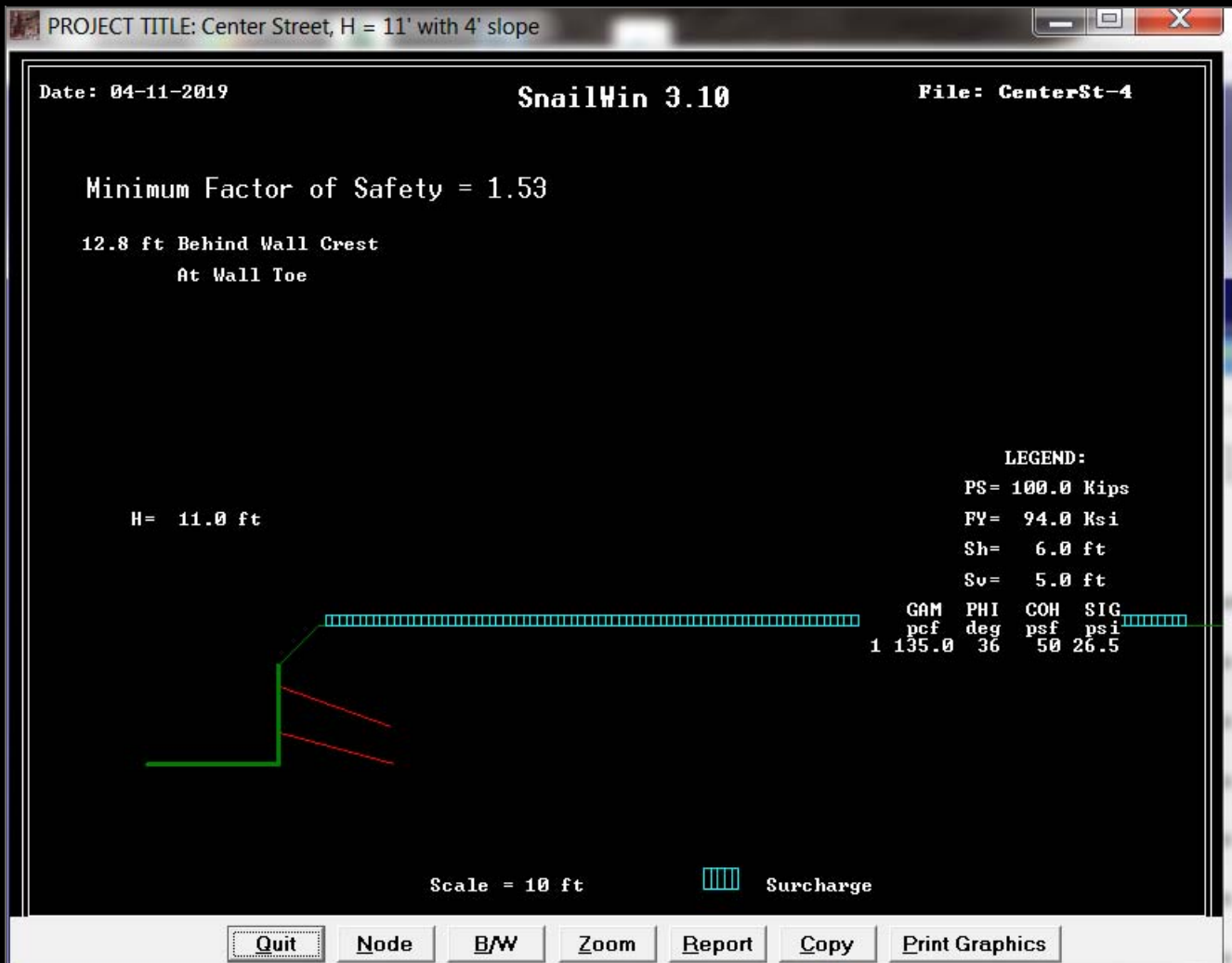
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
Toe	1.967	3.8	73.1 7.8	78.5 7.7
Reinf. Stress at Level		1 = 29.760 Ksi (Pullout controls...)	2 = 33.065 Ksi (Pullout controls...)	
		3 = 37.513 Ksi (Pullout controls...)		
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 2	1.844	5.6	62.4 8.5	77.4 7.7
Reinf. Stress at Level		1 = 26.208 Ksi (Pullout controls...)	2 = 30.770 Ksi (Pullout controls...)	
		3 = 38.505 Ksi (Pullout controls...)		
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 3	1.769	7.4	50.6 5.8	70.6 11.1
Reinf. Stress at Level		1 = 23.285 Ksi (Pullout controls...)	2 = 28.888 Ksi (Pullout controls...)	
		3 = 38.256 Ksi (Pullout controls...)		
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 4	1.725	9.2	50.7 11.6	73.0 6.3
Reinf. Stress at Level		1 = 17.165 Ksi (Pullout controls...)	2 = 27.147 Ksi (Pullout controls...)	
		3 = 39.244 Ksi (Pullout controls...)		
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 5	1.709	11.0	49.5 11.8	61.2 6.8
Reinf. Stress at Level		1 = 15.712 Ksi (Pullout controls...)	2 = 26.725 Ksi (Pullout controls...)	
		3 = 39.401 Ksi (Pullout controls...)		
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 6	1.700	12.8	45.1 12.7	57.4 7.1
Reinf. Stress at Level		1 = 11.789 Ksi (Pullout controls...)	2 = 24.397 Ksi (Pullout controls...)	
		3 = 38.786 Ksi (Pullout controls...)		

	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 7	1.678	14.6	27.2 3.3 49.1	17.9
Reinf. Stress at Level			1 = 10.514 Ksi (Pullout controls...)	
			2 = 22.154 Ksi (Pullout controls...)	
			3 = 35.180 Ksi (Pullout controls...)	
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 8	1.688	16.4	24.6 3.6 45.8	18.8
Reinf. Stress at Level			1 = 7.184 Ksi (Pullout controls...)	
			2 = 19.639 Ksi (Pullout controls...)	
			3 = 33.849 Ksi (Pullout controls...)	
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 9	1.707	18.2	22.4 3.9 42.8	19.9
Reinf. Stress at Level			1 = 4.059 Ksi (Pullout controls...)	
			2 = 17.187 Ksi (Pullout controls...)	
			3 = 32.444 Ksi (Pullout controls...)	
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE10	1.748	20.0	36.9 25.0 89.9	0.0
Reinf. Stress at Level			1 = 3.641 Ksi (Pullout controls...)	
			2 = 18.474 Ksi (Pullout controls...)	
			3 = 35.961 Ksi (Pullout controls...)	

```

*****
*                                     *
*           For Factor of Safety = 1.0           *
*       Maximum Average Reinforcement Working Force:       *
*               9.955 Kips/level               *
*****

```



```

*****
*   CALIFORNIA DEPARTMENT OF TRANSPORTATION   *
*   ENGINEERING SERVICE CENTER                 *
*   DIVISION OF MATERIALS AND FOUNDATIONS      *
*   Office of Roadway Geotechnical Engineering *
*   Date: 04-11-2019       Time: 13:26:31      *
*****

```

Project Identification - Center Street, H = 11' with 4' slope

----- WALL GEOMETRY -----

```

Vertical Wall Height      = 11.0 ft
Wall Batter               = 0.0 degree
                          Angle   Length
                          (Deg)   (Feet)
First Slope from Wallcrest. = 45.0    6.0
Second Slope from 1st slope. = 0.0    50.0
Third Slope from 2nd slope.  = 0.0    0.0
Fourth Slope from 3rd slope. = 0.0    0.0
Fifth Slope from 3rd slope.  = 0.0    0.0
Sixth Slope from 3rd slope.  = 0.0    0.0
Seventh Slope Angle.        = 0.0

```

----- SLOPE BELOW THE WALL -----

There is NO SLOPE BELOW THE TOE of the wall

----- SURCHARGE -----

THE SURCHARGES IMPOSED ON THE SYSTEM ARE:

```

Begin Surcharge - Distance from toe = 5.0 ft
End Surcharge - Distance from toe   = 100.0 ft
Loading Intensity - Begin           = 250.0 psf/ft
Loading Intensity - End              = 250.0 psf/ft

```

----- OPTION #1 -----

Ultimate Punching shear, Bond & Yield Stress are used.

----- SOIL PARAMETERS -----

Soil Layer	Unit Weight (Pcf)	Friction Angle (Degree)	Cohesion Intercept (Psf)	Bond* Stress (Psi)	Coordinates of Boundary			
					XS1 (ft)	YS1 (ft)	XS2 (ft)	YS2 (ft)
1	135.0	36.0	50.0	26.5	0.0	0.0	0.0	0.0

* Ultimate bond Stress values also depend on BSF (Bond Stress Factor.)

----- WATER SURFACE -----

NO Water Table defined for this problem.

----- SEARCH LIMIT -----

The Search Limit is from 2.0 to 20.0 ft

You have chosen NOT TO LIMIT the search of failure planes to specific nodes.

----- REINFORCEMENT PARAMETERS -----

Number of Reinforcement Levels	=	2
Horizontal Spacing	=	6.0 ft
Yield Stress of Reinforcement	=	94.0 ksi
Diameter of Grouted Hole	=	4.0 in
Punching Shear	=	100.0 kips

----- (Varying Reinforcement Parameters) -----

Level	Length (ft)	Inclination (degrees)	Vertical Spacing (ft)	Bar Diameter (in)	Bond Stress Factor
1	13.0	20.0	2.5	0.92	1.00
2	13.0	15.0	5.0	0.92	1.00

	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
Toe	2.051	3.8	71.1 4.7	77.6 10.6
Reinf. Stress at Level	1 = 31.127 Ksi (Pullout controls...) 2 = 34.765 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 2	1.743	5.6	57.3 7.2	79.6 9.3
Reinf. Stress at Level	1 = 29.827 Ksi (Pullout controls...) 2 = 37.976 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 3	1.630	7.4	49.6 8.0	76.4 9.4
Reinf. Stress at Level	1 = 27.168 Ksi (Pullout controls...) 2 = 38.706 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 4	1.561	9.2	28.9 3.2	64.9 15.2
Reinf. Stress at Level	1 = 28.944 Ksi (Pullout controls...) 2 = 37.008 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 5	1.543	11.0	24.8 3.6	60.7 15.7
Reinf. Stress at Level	1 = 25.811 Ksi (Pullout controls...) 2 = 35.194 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 6	1.533	12.8	30.8 3.0	53.3 17.1
Reinf. Stress at Level	1 = 25.489 Ksi (Pullout controls...) 2 = 37.325 Ksi (Pullout controls...)			
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)

NODE 7

1.544	14.6	27.6	3.3	49.6	18.0
Reinf. Stress at Level 1 = 22.587 Ksi (Pullout controls...)					
2 = 35.503 Ksi (Pullout controls...)					
MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)

NODE 8

1.567	16.4	24.9	3.6	46.3	19.0
Reinf. Stress at Level 1 = 19.736 Ksi (Pullout controls...)					
2 = 33.530 Ksi (Pullout controls...)					
MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)

NODE 9

1.600	18.2	22.7	3.9	43.3	20.0
Reinf. Stress at Level 1 = 16.995 Ksi (Pullout controls...)					
2 = 31.476 Ksi (Pullout controls...)					
MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)

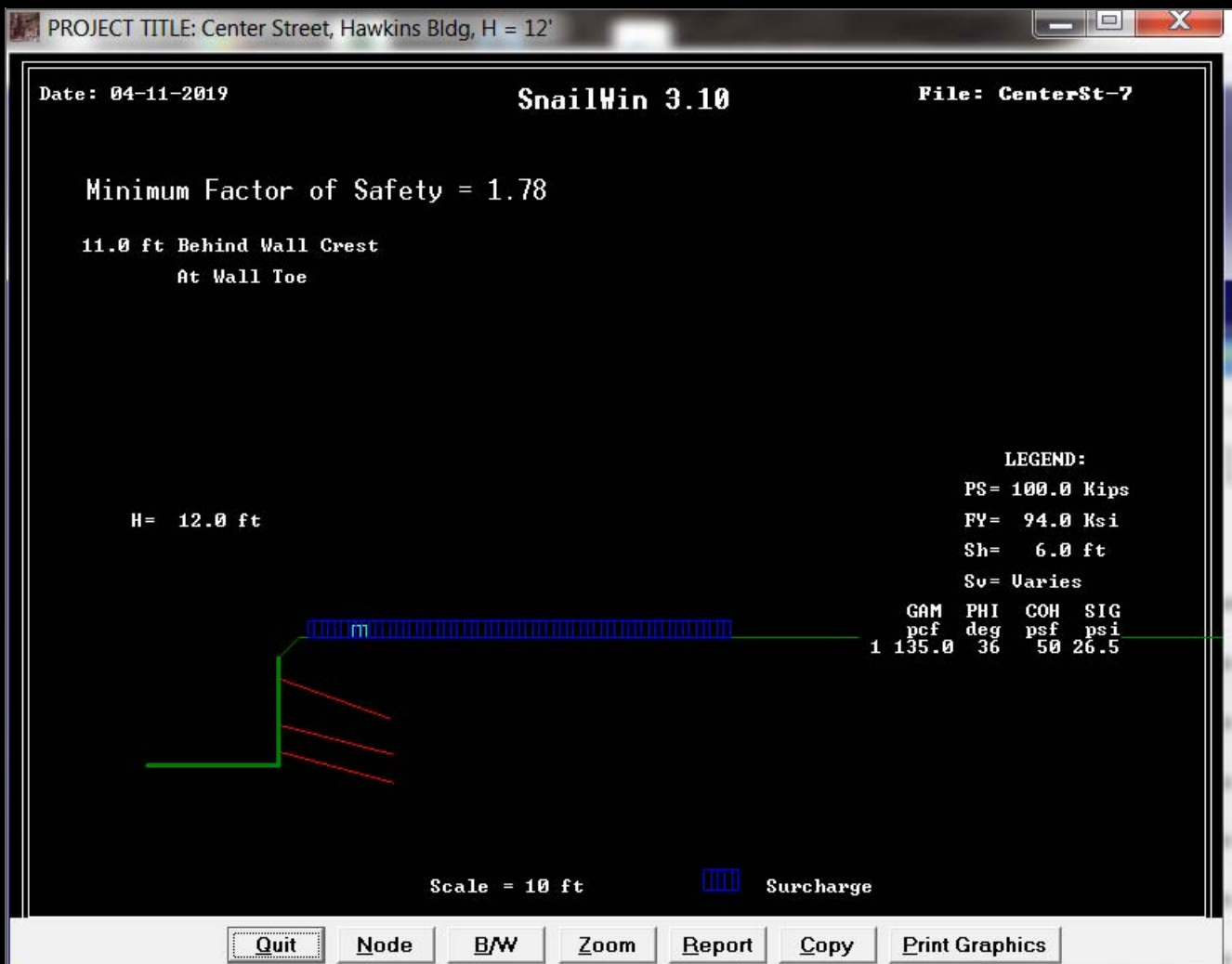
NODE10

1.639	20.0	20.9	4.3	40.6	21.1
Reinf. Stress at Level 1 = 14.424 Ksi (Pullout controls...)					
2 = 29.433 Ksi (Pullout controls...)					

```

*****
*                                     *
*           For Factor of Safety = 1.0                               *
*       Maximum Average Reinforcement Working Force:                 *
*           11.409 Kips/level                                         *
*****

```




```

*****
*   CALIFORNIA DEPARTMENT OF TRANSPORTATION   *
*   ENGINEERING SERVICE CENTER                 *
*   DIVISION OF MATERIALS AND FOUNDATIONS      *
*   Office of Roadway Geotechnical Engineering *
*   Date: 04-11-2019       Time: 13:28:35      *
*****

```

Project Identification - Center Street, Hawkins Bldg, H = 12'

----- WALL GEOMETRY -----

```

Vertical Wall Height      = 12.0 ft
Wall Batter               = 0.0 degree
                          Angle   Length
                          (Deg)   (Feet)
First Slope from Wallcrest. = 45.0    3.0
Second Slope from 1st slope. = 0.0    50.0
Third Slope from 2nd slope.  = 0.0    0.0
Fourth Slope from 3rd slope. = 0.0    0.0
Fifth Slope from 3rd slope.  = 0.0    0.0
Sixth Slope from 3rd slope.  = 0.0    0.0
Seventh Slope Angle.        = 0.0

```

----- SLOPE BELOW THE WALL -----

There is NO SLOPE BELOW THE TOE of the wall

----- SURCHARGE -----

THE SURCHARGES IMPOSED ON THE SYSTEM ARE:

```

Begin Surcharge - Distance from toe = 8.0 ft
End Surcharge - Distance from toe   = 10.0 ft
Loading Intensity - Begin           = 1500.0 psf/ft
Loading Intensity - End              = 1500.0 psf/ft

```

```

Begin Second Surcharge - Distance from toe = 3.0 ft
End Second Surcharge - Distance from toe   = 50.0 ft
Loading Intensity - Begin                   = 250.0 psf/ft
Loading Intensity - End                     = 250.0 psf/ft

```

----- OPTION #1 -----

Ultimate Punching shear, Bond & Yield Stress are used.

----- SOIL PARAMETERS -----

Soil Layer	Unit Weight (Pcf)	Friction Angle (Degree)	Cohesion Intercept (Psf)	Bond* Stress (Psi)	Coordinates of Boundary	XS1 (ft)	YS1 (ft)	XS2 (ft)	YS2 (ft)
1	135.0	36.0	50.0	26.5	0.0	0.0	0.0	0.0	0.0

* Ultimate bond Stress values also depend on BSF (Bond Stress Factor.)

----- WATER SURFACE -----

NO Water Table defined for this problem.

----- SEARCH LIMIT -----

The Search Limit is from 2.0 to 20.0 ft

You have chosen NOT TO LIMIT the search of failure planes to specific nodes.

----- REINFORCEMENT PARAMETERS -----

Number of Reinforcement Levels	= 3
Horizontal Spacing	= 6.0 ft
Yield Stress of Reinforcement	= 94.0 ksi
Diameter of Grouted Hole	= 4.0 in
Punching Shear	= 100.0 kips

----- (Varying Reinforcement Parameters) -----

Level	Length (ft)	Inclination (degrees)	Vertical Spacing (ft)	Bar Diameter (in)	Bond Stress Factor
1	13.0	20.0	2.5	0.92	1.00
2	13.0	15.0	5.0	0.92	1.00
3	13.0	15.0	3.0	0.92	1.00

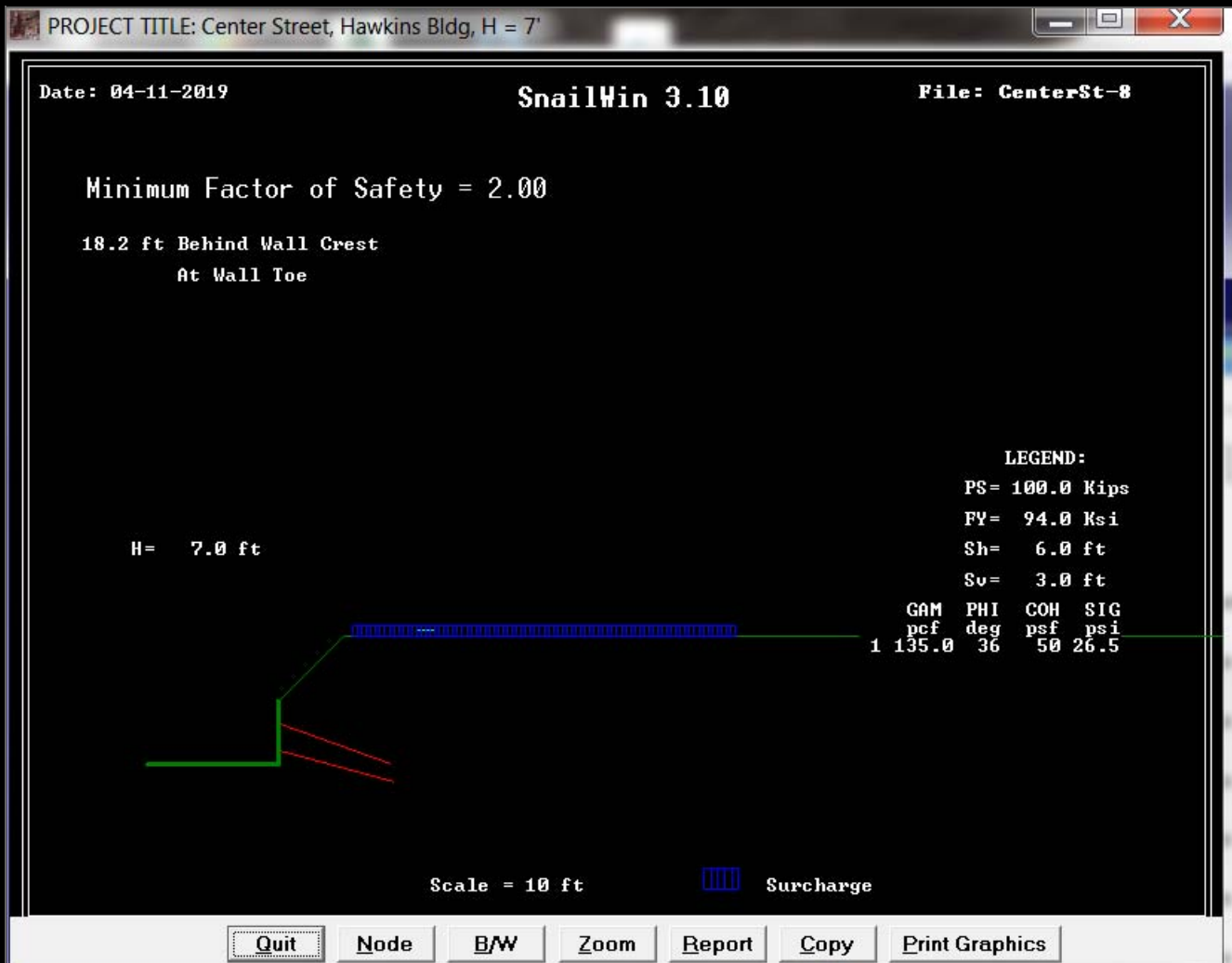
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
Toe	2.311	3.8	61.7	3.2	78.6	11.5
Reinf. Stress at Level		1 = 26.419 Ksi (Pullout controls...)				
		2 = 29.065 Ksi (Pullout controls...)				
		3 = 31.912 Ksi (Pullout controls...)				
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 2						
	2.155	5.6	64.6	7.8	72.4	7.4
Reinf. Stress at Level		1 = 25.267 Ksi (Pullout controls...)				
		2 = 30.784 Ksi (Pullout controls...)				
		3 = 34.442 Ksi (Pullout controls...)				
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 3						
	2.082	7.4	57.8	8.3	67.3	7.7
Reinf. Stress at Level		1 = 22.977 Ksi (Pullout controls...)				
		2 = 30.302 Ksi (Pullout controls...)				
		3 = 35.128 Ksi (Pullout controls...)				
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 4						
	1.852	9.2	52.0	9.0	62.5	8.0
Reinf. Stress at Level		1 = 22.481 Ksi (Pullout controls...)				
		2 = 32.425 Ksi (Pullout controls...)				
		3 = 38.942 Ksi (Pullout controls...)				
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 5						
	1.781	11.0	46.9	9.7	58.1	8.3
Reinf. Stress at Level		1 = 20.109 Ksi (Pullout controls...)				
		2 = 32.132 Ksi (Pullout controls...)				
		3 = 39.970 Ksi (Pullout controls...)				
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 6						
	1.826	12.8	36.3	4.8	51.6	14.4
Reinf. Stress at Level		1 = 17.964 Ksi (Pullout controls...)				
		2 = 28.268 Ksi (Pullout controls...)				
		3 = 37.703 Ksi (Pullout controls...)				

	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
NODE 7	1.866	14.6	32.8 5.2	47.9 15.2
Reinf. Stress at Level			1 = 15.009 Ksi (Pullout controls...)	
			2 = 26.054 Ksi (Pullout controls...)	
			3 = 36.401 Ksi (Pullout controls...)	
NODE 8	1.910	16.4	29.9 5.7	44.5 16.1
Reinf. Stress at Level			1 = 12.300 Ksi (Pullout controls...)	
			2 = 23.955 Ksi (Pullout controls...)	
			3 = 35.112 Ksi (Pullout controls...)	
NODE 9	1.958	18.2	27.4 6.1	41.6 17.0
Reinf. Stress at Level			1 = 9.828 Ksi (Pullout controls...)	
			2 = 21.977 Ksi (Pullout controls...)	
			3 = 33.848 Ksi (Pullout controls...)	
NODE10	2.009	20.0	25.2 6.6	38.9 18.0
Reinf. Stress at Level			1 = 7.579 Ksi (Pullout controls...)	
			2 = 20.121 Ksi (Pullout controls...)	
			3 = 32.615 Ksi (Pullout controls...)	

```

*****
*                                     *
*           For Factor of Safety = 1.0           *
*       Maximum Average Reinforcement Working Force:       *
*               8.925 Kips/level               *
*****

```

```

*****
*      CALIFORNIA DEPARTMENT OF TRANSPORTATION      *
*      ENGINEERING SERVICE CENTER                    *
*      DIVISION OF MATERIALS AND FOUNDATIONS          *
*      Office of Roadway Geotechnical Engineering    *
*      Date: 04-11-2019          Time: 13:30:06      *
*****

```

Project Identification - Center Street, Hawkins Bldg, H = 7'

----- WALL GEOMETRY -----

```

Vertical Wall Height      = 7.0 ft
Wall Batter               = 0.0 degree
                          Angle   Length
                          (Deg)   (Feet)
First Slope from Wallcrest. = 45.0   10.0
Second Slope from 1st slope. = 0.0   50.0
Third Slope from 2nd slope.  = 0.0    0.0
Fourth Slope from 3rd slope. = 0.0    0.0
Fifth Slope from 3rd slope.  = 0.0    0.0
Sixth Slope from 3rd slope.  = 0.0    0.0
Seventh Slope Angle.        = 0.0

```

----- SLOPE BELOW THE WALL -----

There is NO SLOPE BELOW THE TOE of the wall

----- SURCHARGE -----

THE SURCHARGES IMPOSED ON THE SYSTEM ARE:

```

Begin Surcharge - Distance from toe = 15.0 ft
End Surcharge - Distance from toe   = 17.0 ft
Loading Intensity - Begin           = 1500.0 psf/ft
Loading Intensity - End              = 1500.0 psf/ft

```

```

Begin Second Surcharge - Distance from toe = 8.0 ft
End Second Surcharge - Distance from toe   = 50.0 ft
Loading Intensity - Begin                   = 250.0 psf/ft
Loading Intensity - End                     = 250.0 psf/ft

```

----- OPTION #1 -----

Ultimate Punching shear, Bond & Yield Stress are used.

----- SOIL PARAMETERS -----

Soil Layer	Unit Weight (Pcf)	Friction Angle (Degree)	Cohesion Intercept (Psf)	Bond* Stress (Psi)	Coordinates of Boundary	XS1 (ft)	YS1 (ft)	XS2 (ft)	YS2 (ft)
1	135.0	36.0	50.0	26.5	0.0	0.0	0.0	0.0	0.0

* Ultimate bond Stress values also depend on BSF (Bond Stress Factor.)

----- WATER SURFACE -----

NO Water Table defined for this problem.

----- SEARCH LIMIT -----

The Search Limit is from 2.0 to 20.0 ft

You have chosen NOT TO LIMIT the search of failure planes to specific nodes.

----- REINFORCEMENT PARAMETERS -----

Number of Reinforcement Levels	=	2
Horizontal Spacing	=	6.0 ft
Yield Stress of Reinforcement	=	94.0 ksi
Diameter of Grouted Hole	=	4.0 in
Punching Shear	=	100.0 kips

----- (Varying Reinforcement Parameters) -----

Level	Length (ft)	Inclination (degrees)	Vertical Spacing (ft)	Bar Diameter (in)	Bond Stress Factor
1	13.0	20.0	2.5	0.92	1.00
2	13.0	15.0	3.0	0.92	1.00

	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
Toe	3.032	3.8	64.9	3.6	73.2	7.9
Reinf. Stress at Level	1 = 22.163 Ksi (Pullout controls...) 2 = 24.492 Ksi (Pullout controls...)					
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 2	2.809	5.6	60.9	11.5	89.9	2.5
Reinf. Stress at Level	1 = 23.088 Ksi (Pullout controls...) 2 = 26.218 Ksi (Pullout controls...)					
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 3	2.558	7.4	37.3	4.6	71.8	11.8
Reinf. Stress at Level	1 = 21.051 Ksi (Pullout controls...) 2 = 27.005 Ksi (Pullout controls...)					
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 4	2.304	9.2	31.5	5.4	67.8	12.2
Reinf. Stress at Level	1 = 21.134 Ksi (Pullout controls...) 2 = 29.311 Ksi (Pullout controls...)					
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 5	2.162	11.0	32.6	5.2	59.6	13.0
Reinf. Stress at Level	1 = 23.005 Ksi (Pullout controls...) 2 = 31.387 Ksi (Pullout controls...)					
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)
NODE 6	2.125	12.8	36.2	4.8	51.5	14.4
Reinf. Stress at Level	1 = 24.680 Ksi (Pullout controls...) 2 = 32.386 Ksi (Pullout controls...)					
	MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE (deg)	LENGTH (ft)	UPPER FAILURE PLANE ANGLE (deg)	LENGTH (ft)

NODE 7

2.144	14.6	25.7	3.2	47.3	17.2
-------	------	------	-----	------	------

Reinf. Stress at Level 1 = 23.549 Ksi (Pullout controls...)
2 = 30.636 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 8

2.022	16.4	40.6	21.6	89.9	0.0
-------	------	------	------	------	-----

Reinf. Stress at Level 1 = 27.001 Ksi (Pullout controls...)
2 = 34.552 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE 9

1.996	18.2	31.7	10.7	42.9	12.4
-------	------	------	------	------	------

Reinf. Stress at Level 1 = 24.472 Ksi (Pullout controls...)
2 = 33.876 Ksi (Pullout controls...)

MINIMUM SAFETY FACTOR	DISTANCE BEHIND WALL TOE (ft)	LOWER FAILURE PLANE ANGLE LENGTH (deg) (ft)	UPPER FAILURE PLANE ANGLE LENGTH (deg) (ft)
-----------------------------	--	--	--

NODE10

2.055	20.0	30.4	13.9	41.3	10.7
-------	------	------	------	------	------

Reinf. Stress at Level 1 = 23.287 Ksi (Pullout controls...)
2 = 32.711 Ksi (Pullout controls...)

```

*****
*                               *
*           For Factor of Safety = 1.0           *
*           Maximum Average Reinforcement Working Force:           *
*                               5.149 Kips/level                               *
*                               *
*****

```

Project : Center Street Hotel
Location : 112 Center Street
Job Number : 223-010-19
Date : 4/11/19
Case : Max Soil Nail Loading



Gordon Geotechnical Engineering, Inc
 4426 South Century Drive, Suite 100
 Salt Lake City, Utah 84123
 801-327-9600

Shotcrete Evaluation

LOADS

Maximum Static Nail Load 25 kips
 Maximum Seismic Nail Load 0 kips
 Static Nail Head Load 19.3 kips
 Seismic Nail Head Load 0.0 kips

NAIL SPACING

Horizontal nail spacing S_H 6 ft
 Vertical nail spacing S_V 5 ft

SHOTCRETE & REINFORCING

Shotcrete overall thickness h 0.333 ft 4-inches
 Concrete compressive strength f'_c 4000 psi
 Reinforcing yield strength f_y 60 ksi
 Wire Mesh Reinforcing 0.12 in²/ft (double 6x6-W2.9xW2.9)
 Vertical Walers 0.4 in² 2 #4 bars
 Horizontal Walers 0.4 in² 2 #4 bars

Plate

Square Plate Width L_{bp} 8 in
 Plate Thickness t_p 0.5 in

FACTORS

Soil pressure factor (Table 5.1) C_F 2

Table 5.1: Factors C_F

Type of Structure	Nominal Facing Thickness mm (in.)	Factor C_F
Temporary	100 (4)	2.0
	150 (6)	1.5
	200 (8)	1.0
Permanent	All	1.0

Punching shear correction C_p 1

FLEXURAL

STATIC

$R_{FFV} =$ 55.9 kips F.S. = 2.9 > 1.50 = OK
 $R_{FFH} =$ 40.5 kips F.S. = 2.1 > 1.50 = OK

SEISMIC

F.S. = #DIV/0! #DIV/0!
 F.S. = #DIV/0! #DIV/0!

REINFORCING RATIO

Horizontal reinforcing, middle a_{hm} 0.120 in²/ft
 Horizontal reinforcing, nail head a_{hn} 0.200 in²/ft
 Vertical reinforcing, middle a_{vm} 0.120 in²/ft
 Vertical reinforcing, nail head a_{vn} 0.187 in²/ft

Minimum Ratio = 0.253 percent
 Maximum Ratio = 2 percent

Allowable

$AS_{Max} =$ 0.480 in²/ft
 $AS_{Min} =$ 0.061 in²/ft

Actual

$AS_{Max} =$ 0.200 in²/ft OK [0.83 percent]
 $AS_{Min} =$ 0.120 in²/ft OK [0.5 percent]
 $R_n/R_{m_H} =$ 1.7 OK
 $R_n/R_{m_V} =$ 1.56 OK

PUNCHING SHEAR

$D/c =$ 12.00 in
 $h_c =$ 4.00 in
 $R_{Fp} =$ 38.40 kips F.S. = 2.0 > 1.50 = OK

SEISMIC

F.S. = #DIV/0! #DIV/0!

ACI PUNCHING SHEAR

STATIC

Equation 11-37 30.4 kips Nail Load 19.3 OK

SEISMIC

34.7 Nail Load 0.0 OK

LFRD Checks

Facing Flexure

Strength Limit State 1, ϕ_{FF} 0.9 (Vertical) CDR = 1.93 > 1.0 = OK
 Strength Limit State 1, γ_{FF} 1.35 (Horizontal) CDR = 1.40 > 1.0 = OK

Extreme Event Limit State 1, ϕ_{FF} 0.9 (Vertical) CDR = #DIV/0! #DIV/0!
 Extreme Event Limit State 1, γ_{FF} 1.0 (Horizontal) CDR = #DIV/0! #DIV/0!

Punching Shear

Strength Limit State 1, ϕ_{FF} 0.9 CDR = 1.33 > 1.0 = OK
 Strength Limit State 1, γ_{FF} 1.35

Extreme Event Limit State 1, ϕ_{FF} 0.9 CDR = #DIV/0! #DIV/0!
 Extreme Event Limit State 1, γ_{FF} 1.0

Project : Center Street Hotel
Location : 112 Center Street
Job Number : 223-010-19
Date : 4/11/19
Case : Max Soil Nail Loading @ Buildings



Gordon Geotechnical Engineering, Inc
 4426 South Century Drive, Suite 100
 Salt Lake City, Utah 84123
 801-327-9600

Shotcrete Evaluation

LOADS

Maximum Static Nail Load 18 kips
 Maximum Seismic Nail Load 0 kips
 Static Nail Head Load 13.9 kips
 Seismic Nail Head Load 0.0 kips

NAIL SPACING

Horizontal nail spacing S_H 6 ft
 Vertical nail spacing S_V 3 ft

SHOTCRETE & REINFORCING

Shotcrete overall thickness h 0.333 ft 4-inches
 Concrete compressive strength f'_c 4000 psi
 Reinforcing yield strength f_y 60 ksi
 Wire Mesh Reinforcing 0.12 in²/ft (double 6x6-W2.9xW2.9)
 Vertical Walers 0.4 in² 2 #4 bars
 Horizontal Walers 0.4 in² 2 #4 bars

Plate

Square Plate Width L_{bp} 8 in
 Plate Thickness t_p 0.5 in

FACTORS

Soil pressure factor (Table 5.1) C_F 2

Table 5.1: Factors C_F

Type of Structure	Nominal Facing Thickness mm (in.)	Factor C_F
Temporary	100 (4)	2.0
	150 (6)	1.5
	200 (8)	1.0
Permanent	All	1.0

Punching shear correction C_p 1

FLEXURAL

STATIC

$R_{FFV} =$ 93.1 kips F.S. = 6.7 > 1.50 = OK
 $R_{FFH} =$ 28.3 kips F.S. = 2.0 > 1.50 = OK

SEISMIC

F.S. = #DIV/0! #DIV/0!
 F.S. = #DIV/0! #DIV/0!

REINFORCING RATIO

Horizontal reinforcing, middle a_{hm} 0.120 in²/ft
 Horizontal reinforcing, nail head a_{hn} 0.253 in²/ft
 Vertical reinforcing, middle a_{vm} 0.120 in²/ft
 Vertical reinforcing, nail head a_{vn} 0.187 in²/ft

Minimum Ratio = 0.253 percent
 Maximum Ratio = 2 percent

Allowable

$AS_{Max} =$ 0.480 in²/ft
 $AS_{Min} =$ 0.061 in²/ft

Actual

$AS_{Max} =$ 0.253 in²/ft OK [1.06 percent]
 $AS_{Min} =$ 0.120 in²/ft OK [0.5 percent]
 $R_n/R_{m_H} =$ 2.1 OK
 $R_n/R_{m_V} =$ 1.56 OK

PUNCHING SHEAR

$D/c =$ 12.00 in
 $h_c =$ 4.00 in
 $R_{Fp} =$ 38.40 kips F.S. = 2.8 > 1.50 = OK

SEISMIC

F.S. = #DIV/0! #DIV/0!

ACI PUNCHING SHEAR

STATIC

Equation 11-37 30.4 kips Nail Load 13.9 OK

SEISMIC

34.7 Nail Load 0.0 OK

LRFD Checks

Facing Flexure

Strength Limit State 1, ϕ_{FF} 0.9 (Vertical) CDR = 4.47 > 1.0 = OK
 Strength Limit State 1, γ_{FF} 1.35 (Horizontal) CDR = 1.36 > 1.0 = OK

Extreme Event Limit State 1, ϕ_{FF} 0.9 (Vertical) CDR = #DIV/0! #DIV/0!
 Extreme Event Limit State 1, γ_{FF} 1.0 (Horizontal) CDR = #DIV/0! #DIV/0!

Punching Shear

Strength Limit State 1, ϕ_{FF} 0.9 CDR = 1.84 > 1.0 = OK
 Strength Limit State 1, γ_{FF} 1.35

Extreme Event Limit State 1, ϕ_{FF} 0.9 CDR = #DIV/0! #DIV/0!
 Extreme Event Limit State 1, γ_{FF} 1.0

MICROPILE DESIGN

Project :	Center Street Project	 Gordon Geotechnical Engineering, Inc 4426 South Century Drive, Suite 100 Salt Lake City, Utah 84123 801-327-9600
Location :	Jackson, WY	
Job Number :		
Date :	4/14/2019	
Case :	Micropile	

Micropile Data

Static Design Load (Compression)	75 kips	
Static Design Load (Tension)	50 kips	
Seismic Design Load (Compression)	75 kips	
Seismic Design Load (Tension)	50 kips	
Ultimate Design Load (Compression)	0 kips	
Ultimate Design Load (Tension)	0 kips	
Grout Diameter	6 inches	R51N hollow bar (epoxy coated / galvanized)
Grout Strength	4000 psi	6" diameter bit
Bar Diameter	2 inches	OD
Bar Area	1.46 in ²	
Bar Grade (fy)	87 ksi	Reduced from 97 ksi based upon Strain Compatibility
Length	38 ft	

Structural Design

Allowable Working Loads (IBC)

Compression (Static)	83.0 kips	>	75 kips	OK	{0.3 f _c (A _{conc}) + 0.4 f _y (A _{bar})}
Tension (Static)	76.2 kips	>	50 kips	OK	{0.6 f _y (A _{bar})}
Compression (Seismic)	83.0 kips	>	75 kips	OK	{0.3 f _c (A _{conc}) + 0.4 f _y (A _{bar})}
Tension (Seismic)	76.2 kips	>	50 kips	OK	{0.6 f _y (A _{bar})}

Ultimate Working Loads

Compression (Seismic)	205.5 kips	>	0 kips	OK	{0.85 f _c (A _{conc}) + 0.9 f _y (A _{bar})}
Tension (Seismic)	114.3 kips	>	0 kips	OK	{0.9 f _y (A _{bar})}

Projected Pile Displacement (Structural Components Only)

	Load (kips)	Grout Area (in ²)	G E (ksi)	Bar Area (in ²)	E	Estimated Mobilized Bond Length (ft)	Displacement (in)
Compression (Static)	75	28.27	3605	1.46	29000	25	0.16
Tension (Static)	50	0.00	0	1.46	29000	25	0.35
Compression (Seismic)	75	28.27	3605	1.46	29000	25	0.16
Tension (Seismic)	50	0.00	0	1.46	29000	25	0.35
Compression (Ultimate)	0	28.27	3605	1.46	29000	25	0.00
Tension (Ultimate)	0	0.00	0	1.46	29000	25	0.00

Geotechnical Capacity

* Use Friction Only, Ignore End Bearing

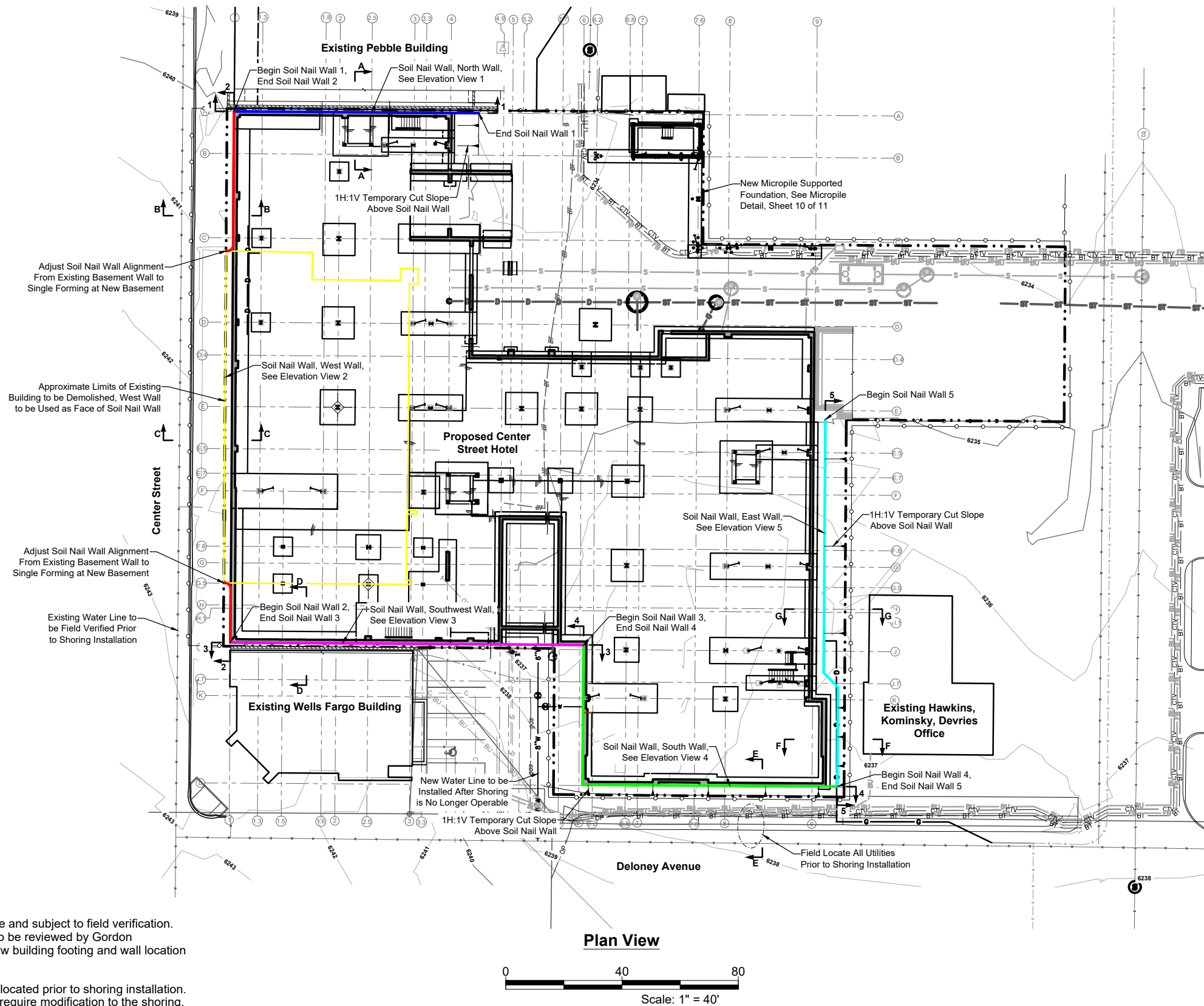
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(Nelson BH-7 & 8)							
Silt	0	6	6	6	0	0.0	0.0
Sandy Clay	6	13	7	6	0	0.0	0.0
Gravelly Sand	13	20	7	6	4450	7.0	48.9
Sandy Clay	20	30	10	6	4450	7.0	69.9
? Dense Soils	30	38	8	6	4450	7.0	55.9
Sum							174.8 kips

Static Compression Factor of Safety	2.33	>	2.00	OK
Static Tension Factor of Safety	3.50	>	2.00	OK
Seismic Compression Factor of Safety	2.33	>	1.50	OK
Seismic Tension Factor of Safety	3.50	>	1.50	OK
Ultimate Compression Factor of Safety	N/A	>	1.10	OK
Ultimate Tension Factor of Safety	N/A	>	1.10	OK

Projected Pile Displacement (Geotechnical Only) *

Static Design Load (Compression)	0.25 inches
Static Design Load (Tension)	0.5 inches
Seismic Design Load (Compression)	0.25 inches
Seismic Design Load (Tension)	0.5 inches

* to be confirmed through verification testing



Notes:

- 1) All shoring locations and layouts are approximate and subject to field verification. Variations to the grading or geometry shown is to be reviewed by Gordon Geotechnical prior to shoring installation. The new building footing and wall location shall be used to determine shoring alignment.
- 2) Existing utilities and facilities to be potholed and located prior to shoring installation. The presence of utilities and other facilities may require modification to the shoring.

REFERENCE:
 IBI Group, Crystal Creek Capital, Center Street Hotel,
 Building Permit Submittal, Project No./Code: 113760,
 Dated 02/15/2019

DATE	DESCRIPTION
04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
 PO Box 3402, Nampa, Idaho

DESIGNED BY:

**GORDON
 GEOTECHNICAL
 ENGINEERING, INC.**
 4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
 801-327-9600

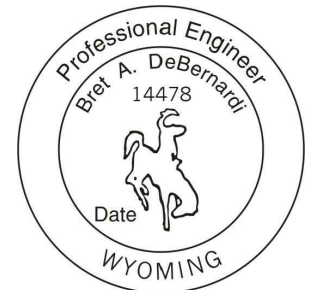
Center Street Hotel
 112 Center Street,
 Jackson, Wyoming

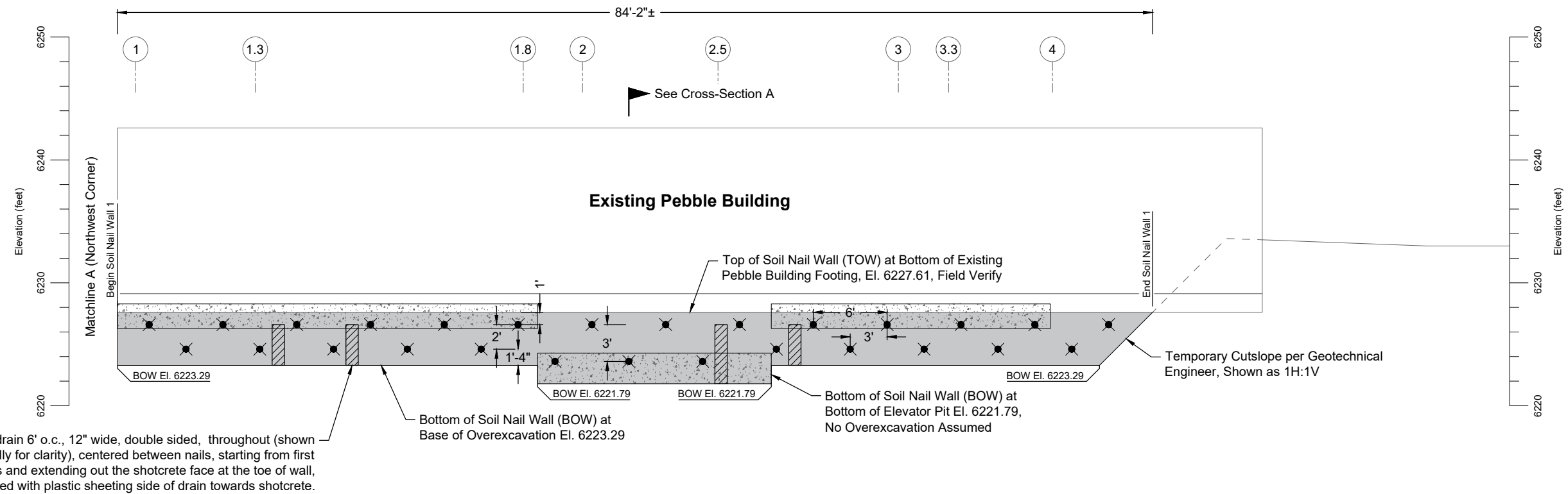
DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD

Temporary Shoring and Permanent
 Micropile Foundations
Plan View

G² PROJECT NO.: **223-010-19**

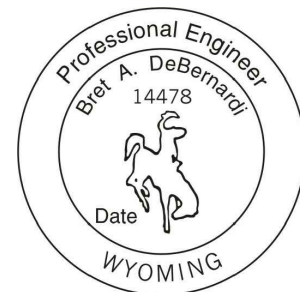
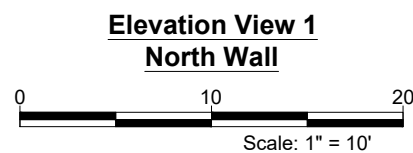
SHEET NO.: **1 of 11**



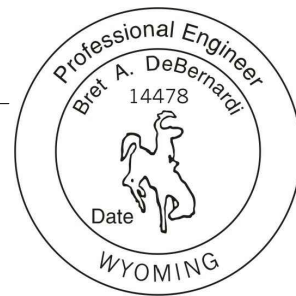
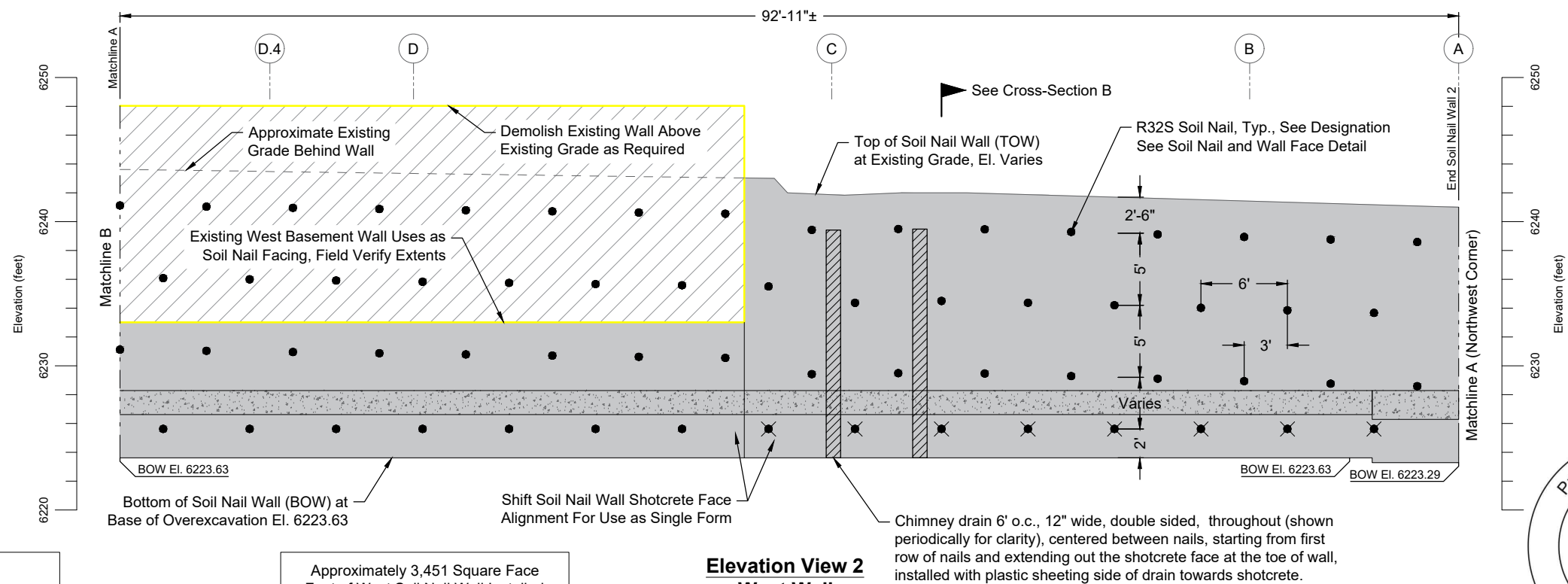
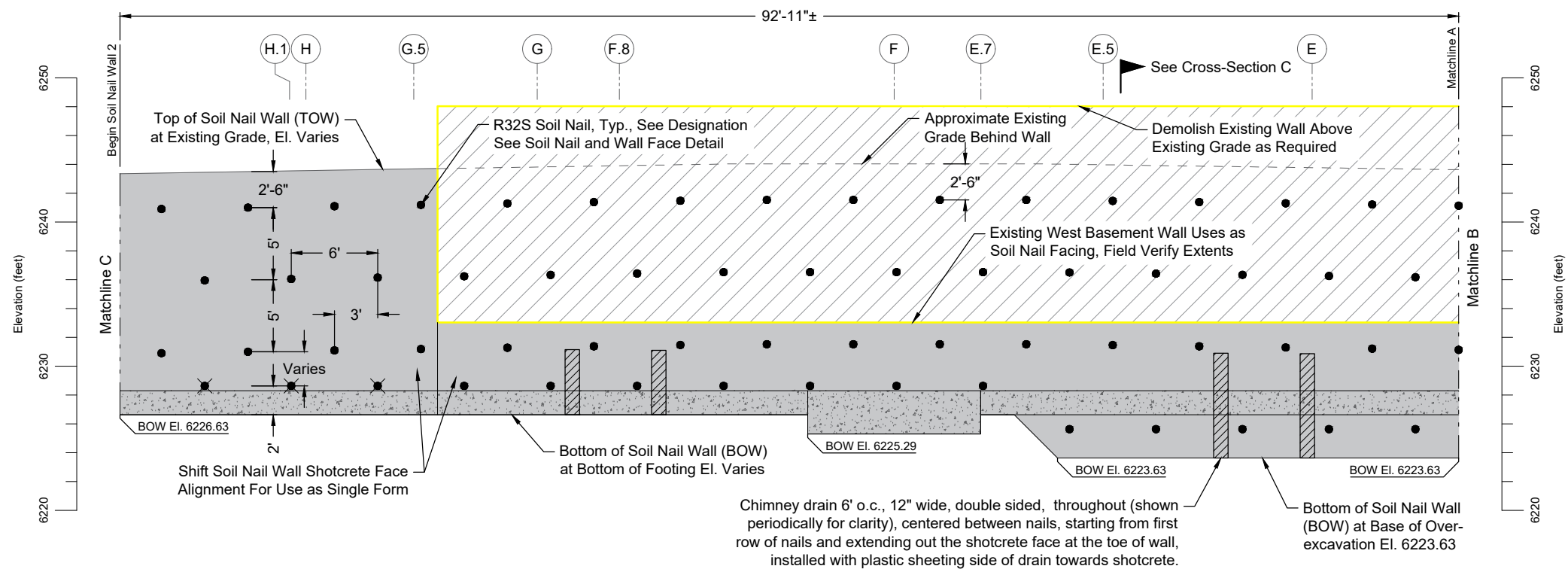


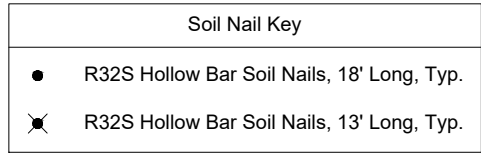
Soil Nail Key	
●	R32S Hollow Bar Soil Nails, 18' Long, Typ.
⊗	R32S Hollow Bar Soil Nails, 13' Long, Typ.

Approximately 382 Square Face Feet
of North Soil Nail Wall Installed



REFERENCE:	DATE	DESCRIPTION	DESIGNED FOR:	DESIGNED BY:	Center Street Hotel 112 Center Street, Jackson, Wyoming Temporary Shoring and Permanent Micropile Foundations Elevation View North Wall	G² PROJECT NO.: 223-010-19 SHEET NO.: 2 of 11
	04.12.19	Submitted for Review	G2B Company Inc. PO Box 3402, Nampa, Idaho	 GORDON GEOTECHNICAL ENGINEERING, INC. 4426 South Century Drive, Ste 100, Salt Lake City, UT 84123 801-327-9600		
DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD						

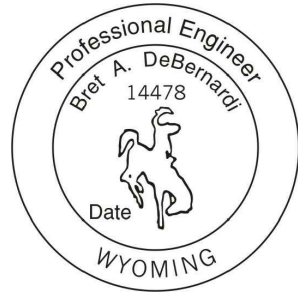




Elevation View 3
Southwest Wall

0 10 20

Scale: 1" = 10'



REFERENCE:	DATE	DESCRIPTION
	04.12.19	Submitted for Review

DESIGNED BY:

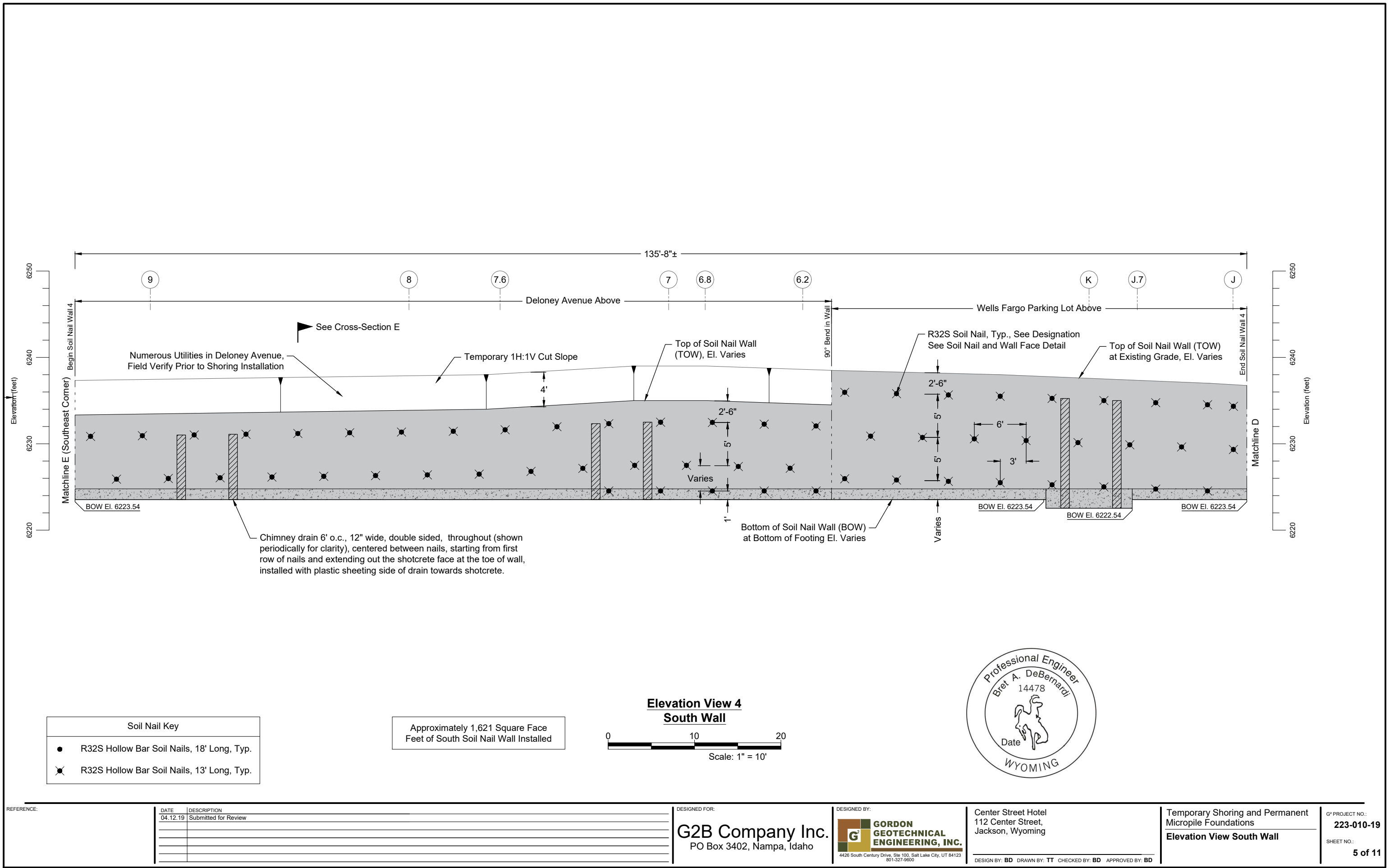
 **GORDON
GEOTECHNICAL
ENGINEERING, INC.**

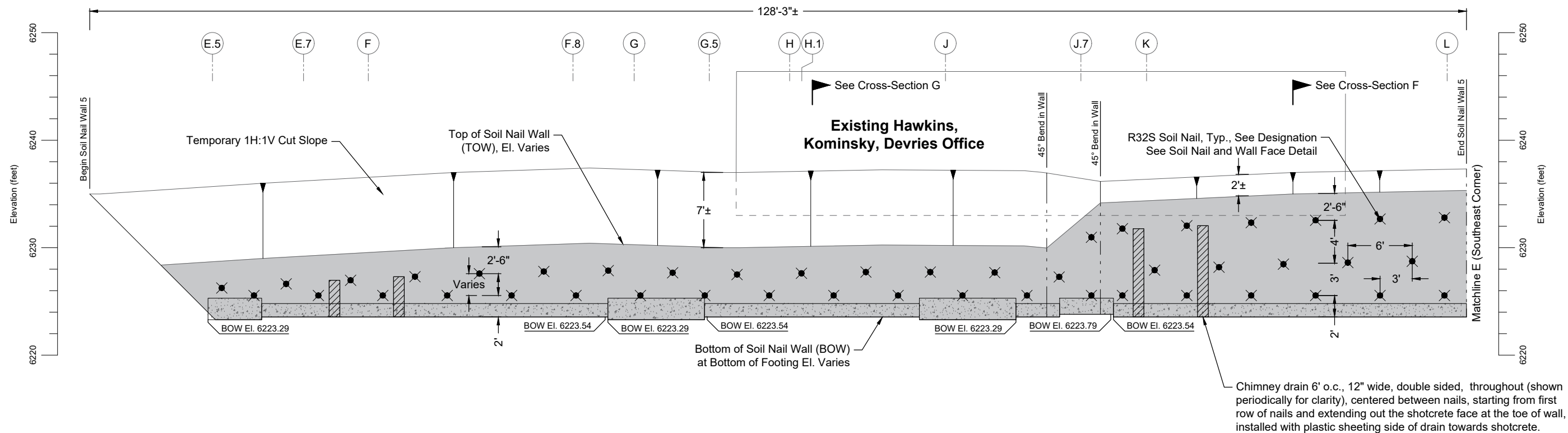
4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
801-327-9600

Elevation View Southwest Wall

G² PROJECT NO.:
223-010-19

SHEET NO.:
4 of 11





Existing Hawkins,
Kominsky, Devries Office

Bottom of Soil Nail Wall (BOW)
at Bottom of Footing El. Varies

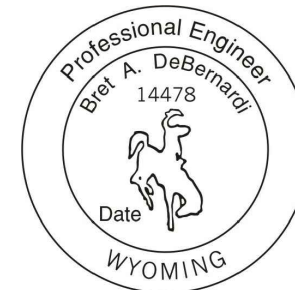
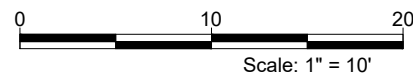
Chimney drain 6' o.c., 12" wide, double sided, throughout (shown periodically for clarity), centered between nails, starting from first row of nails and extending out the shotcrete face at the toe of wall, installed with plastic sheeting side of drain towards shotcrete.

Soil Nail Key

- R32S Hollow Bar Soil Nails, 18' Long, Typ.
- ✕ R32S Hollow Bar Soil Nails, 13' Long, Typ.

Approximately 943 Square Feet of East Soil Nail Wall Installed

Elevation View 5 East Wall



REFERENCE:

DATE	DESCRIPTION
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G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:

**GORDON
GEOTECHNICAL
ENGINEERING, INC.**
4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
801-327-9600

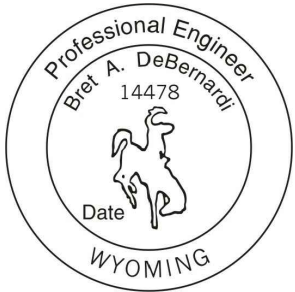
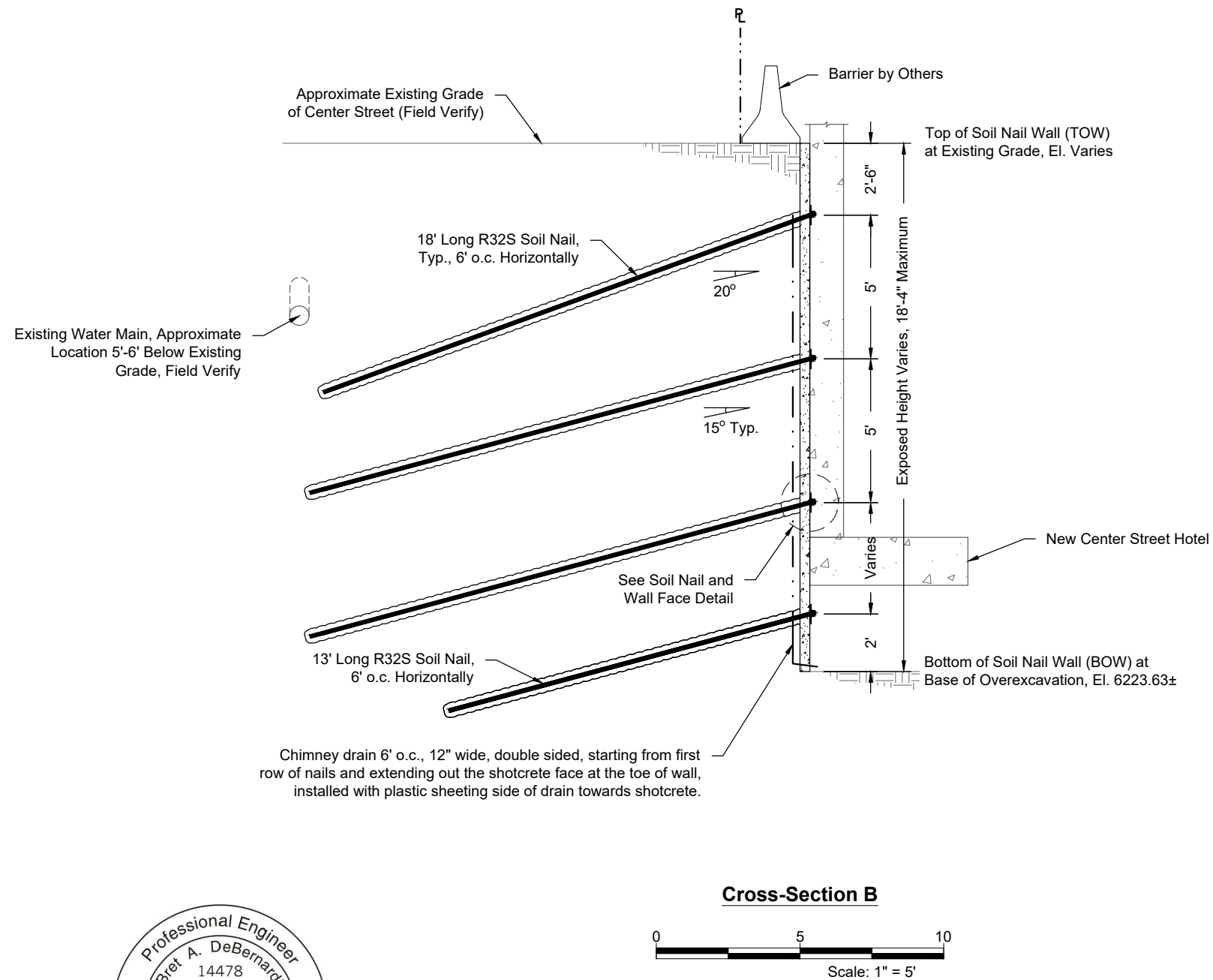
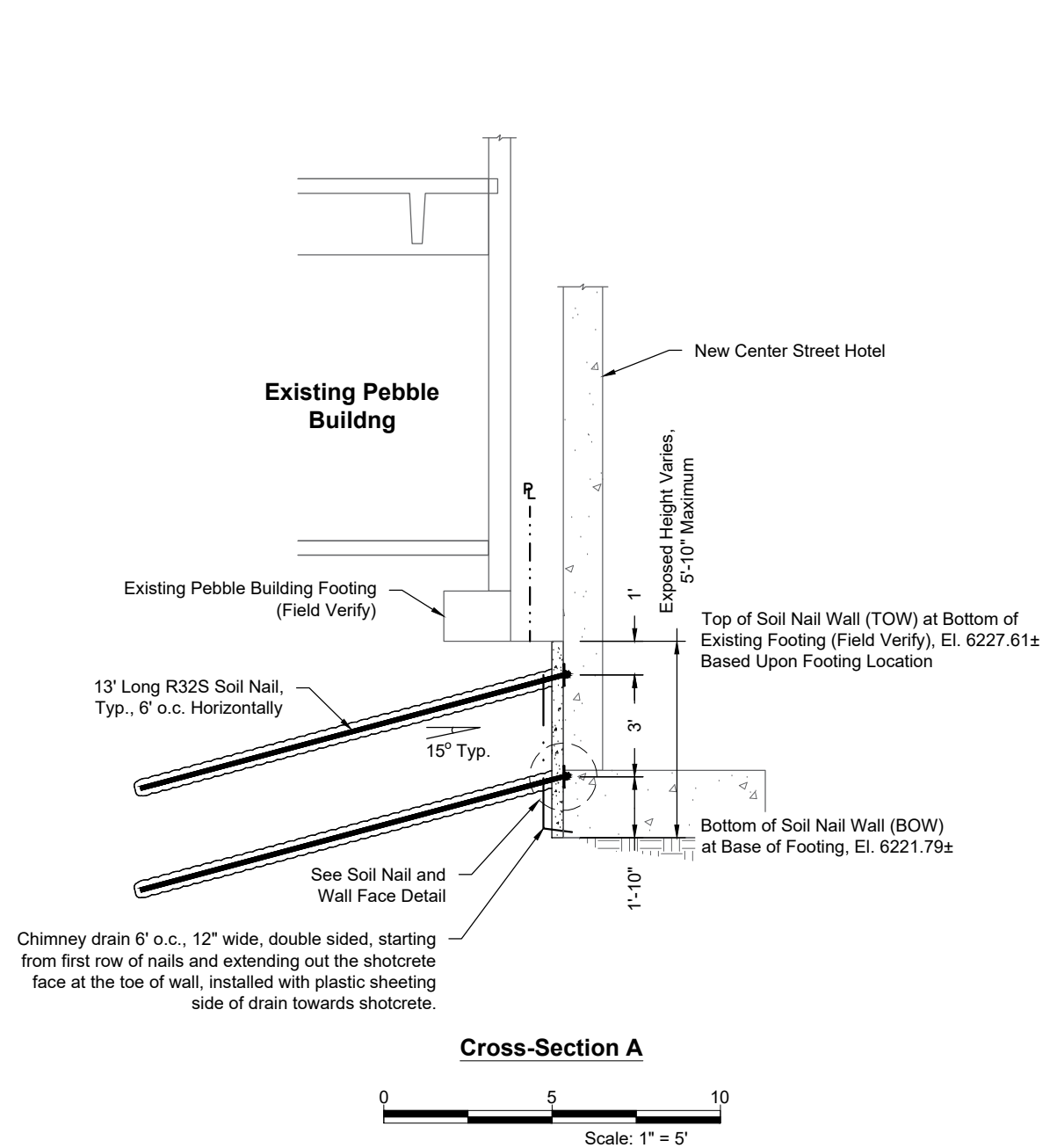
Center Street Hotel
112 Center Street,
Jackson, Wyoming

DESIGN BY: **BD** DRAWN BY: **TT** CHECKED BY: **BD** APPROVED BY: **BD**

Temporary Shoring and Permanent
Micropile Foundations
Elevation View East Wall

G² PROJECT NO.:
223-010-19

SHEET NO.:
6 of 11



REFERENCE:

DATE	DESCRIPTION
04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:



Center Street Hotel
112 Center Street,
Jackson, Wyoming

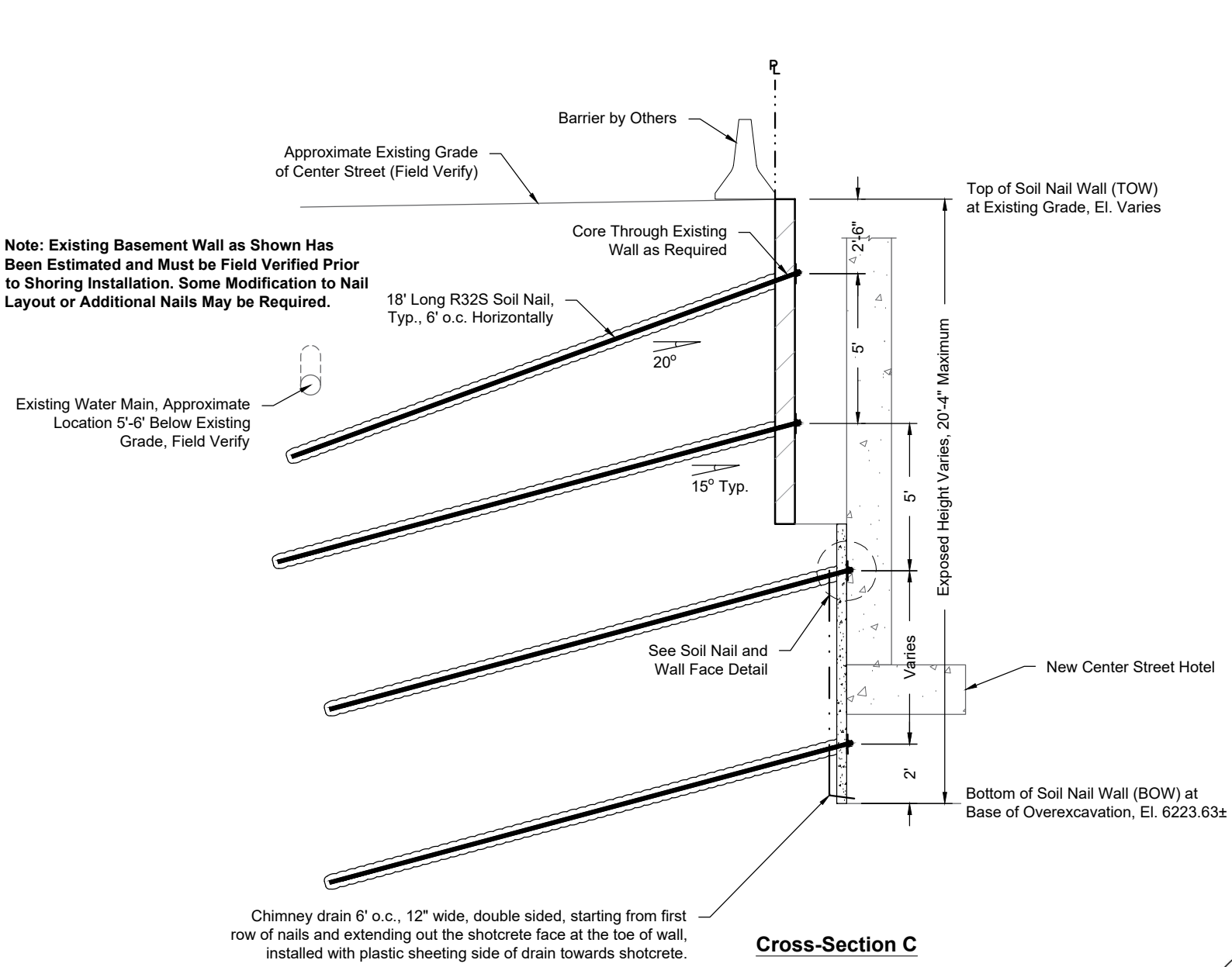
DESIGN BY: **BD** DRAWN BY: **TT** CHECKED BY: **BD** APPROVED BY: **BD**

Temporary Shoring and Permanent
Micropile Foundations
Cross-Sections

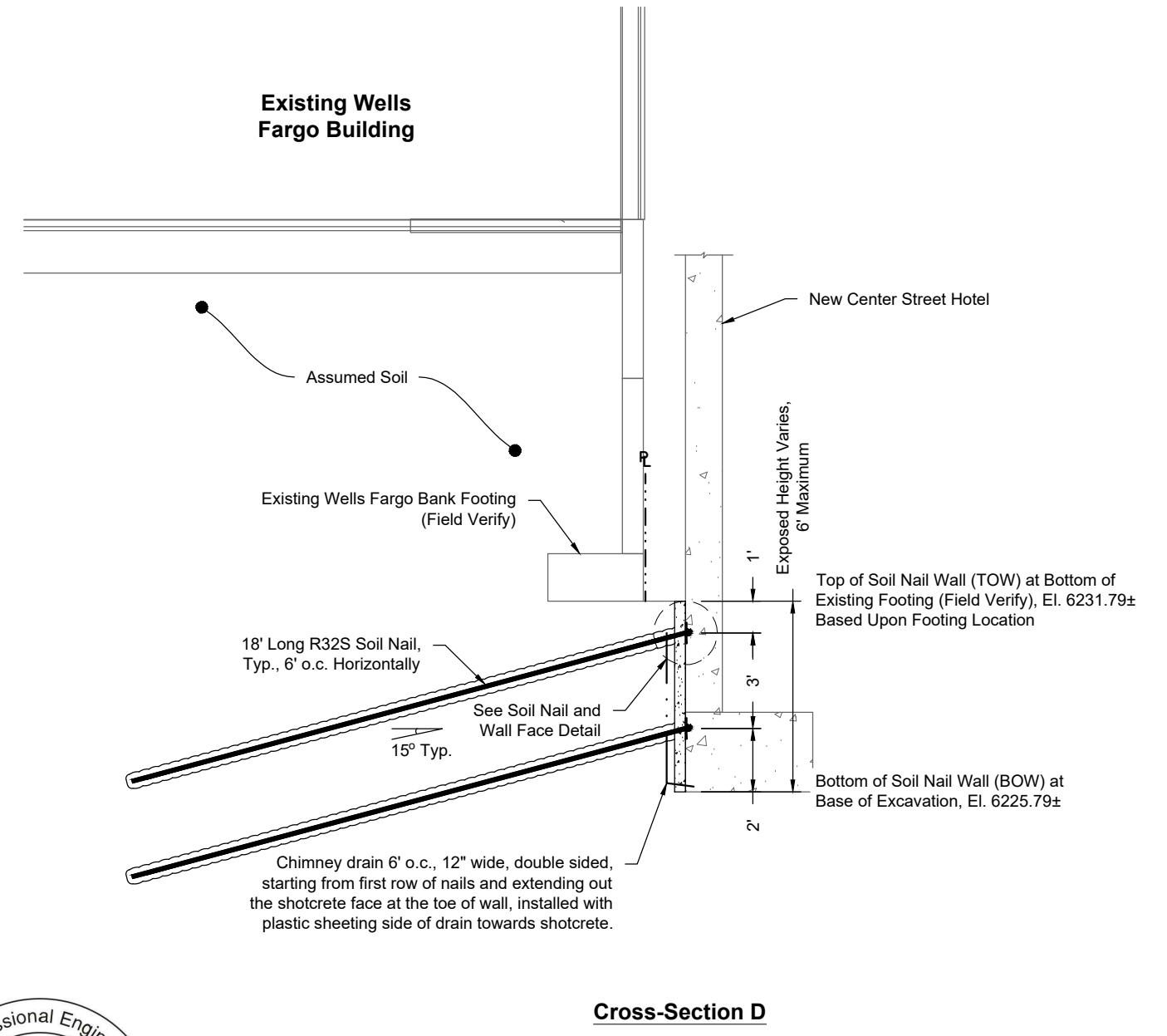
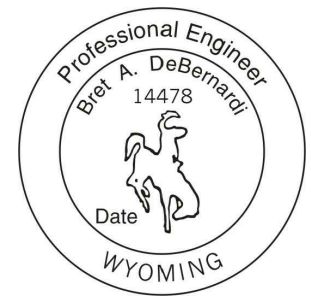
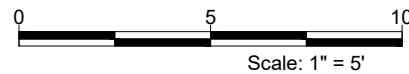
G² PROJECT NO.:
223-010-19

SHEET NO.:
7 of 11

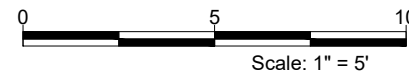
Note: Existing Basement Wall as Shown Has Been Estimated and Must be Field Verified Prior to Shoring Installation. Some Modification to Nail Layout or Additional Nails May be Required.

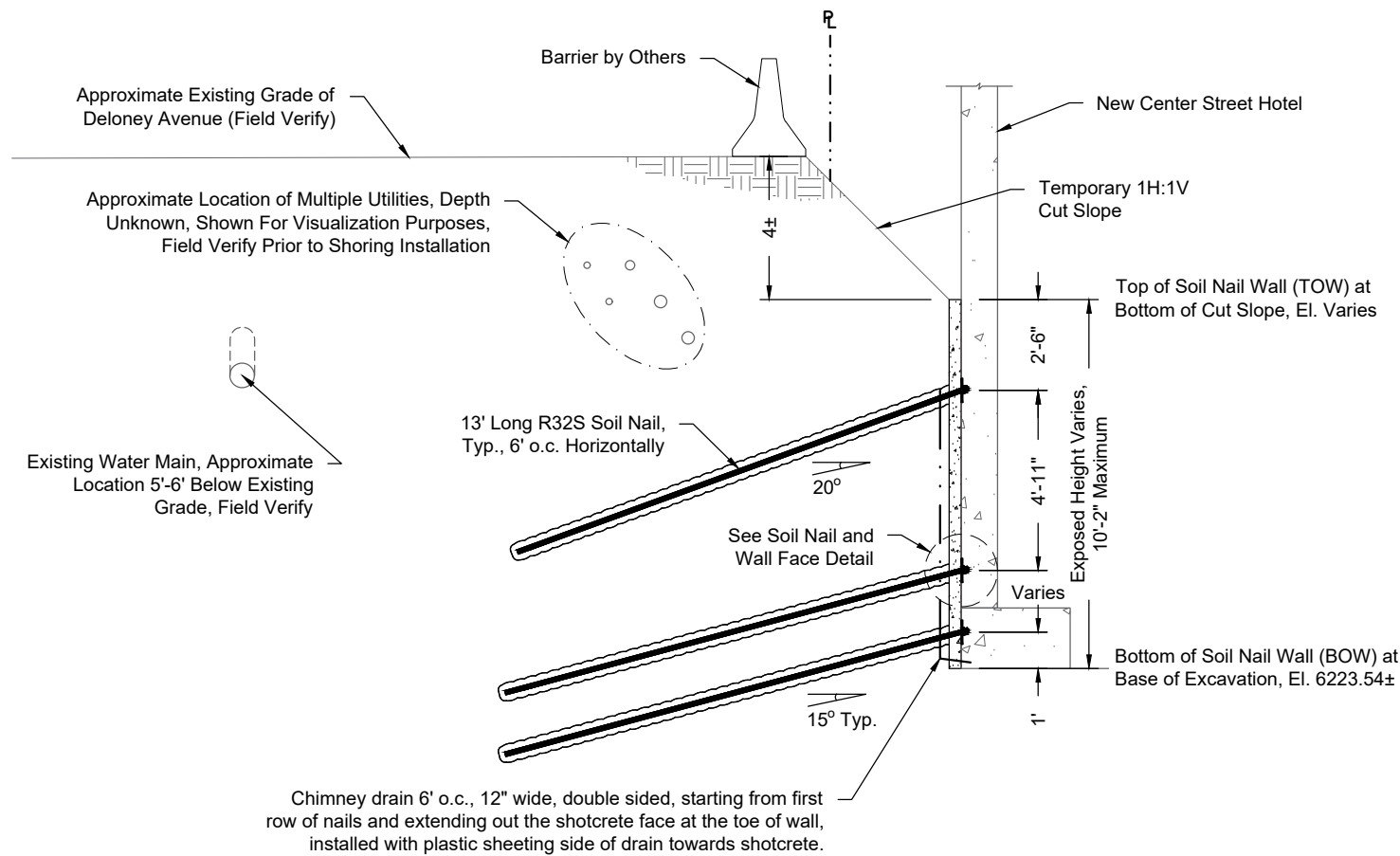


Cross-Section C

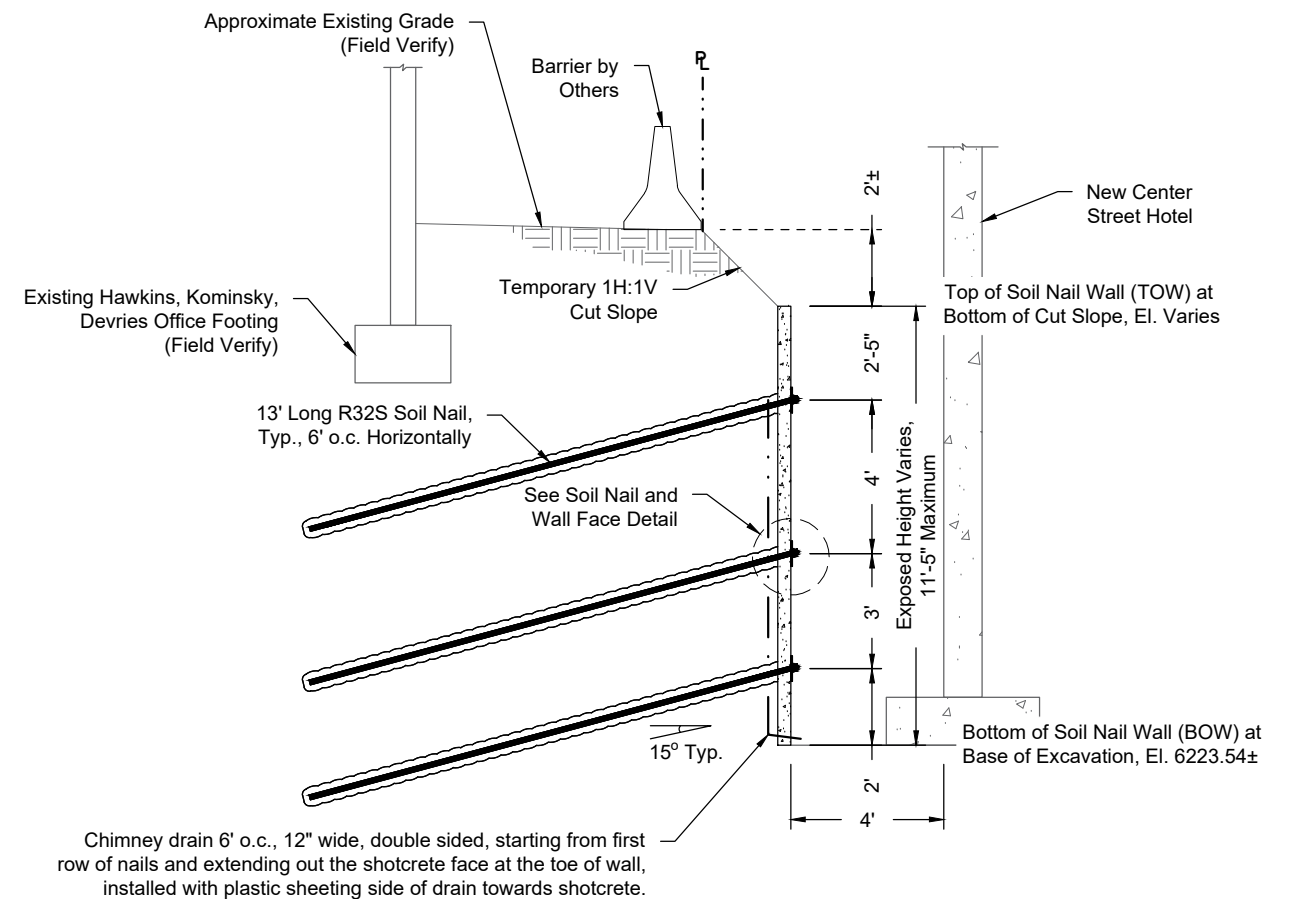
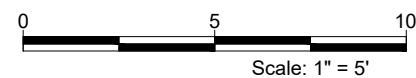


Cross-Section D

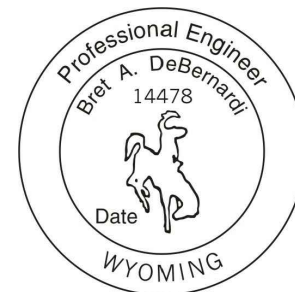
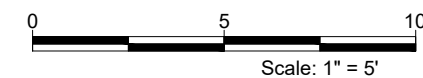




Cross-Section E



Cross-Section F



REFERENCE:

DATE	DESCRIPTION
04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:

GORDON GEOTECHNICAL ENGINEERING, INC.
4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
801-327-9600

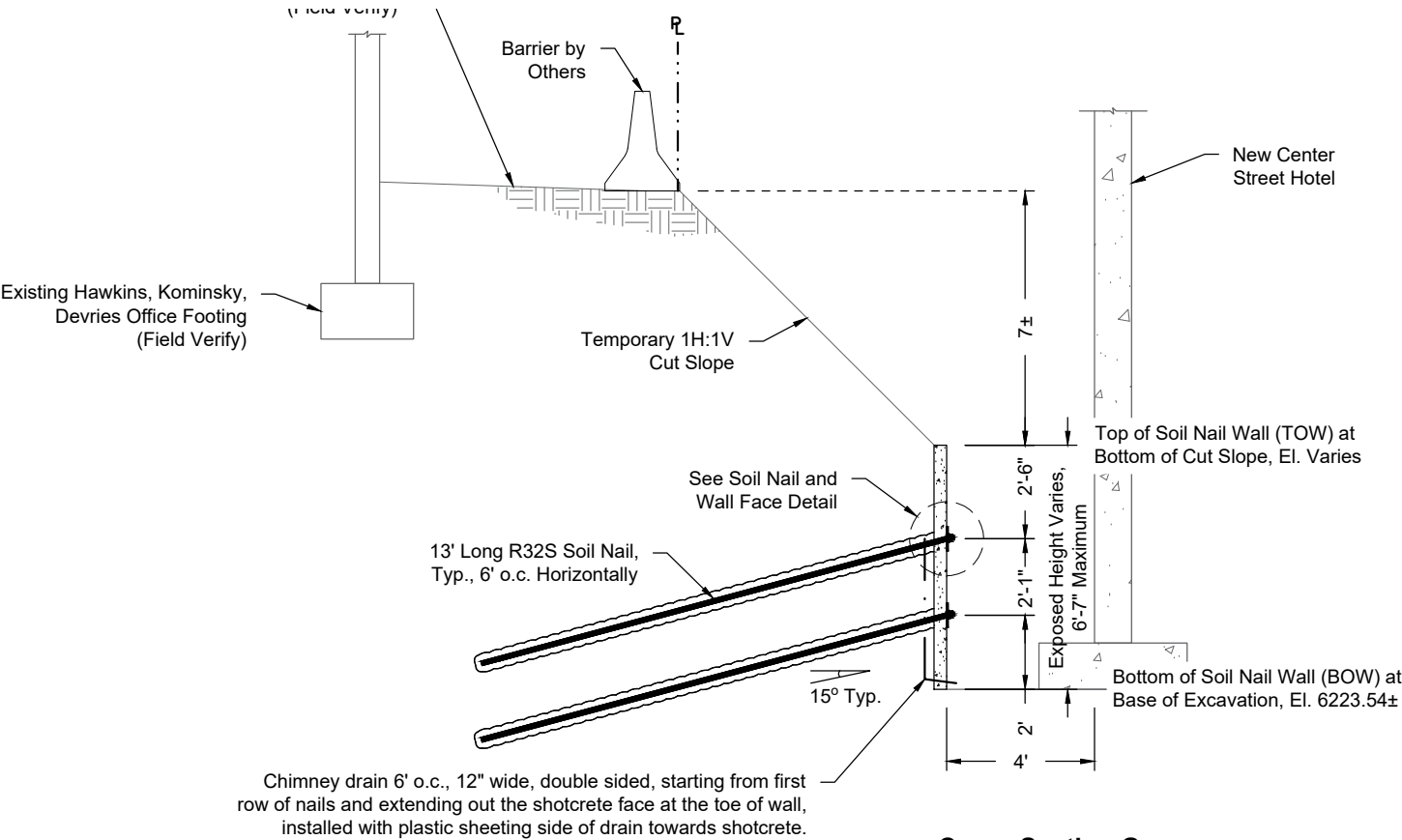
Center Street Hotel
112 Center Street,
Jackson, Wyoming

DESIGN BY: **BD** DRAWN BY: **TT** CHECKED BY: **BD** APPROVED BY: **BD**

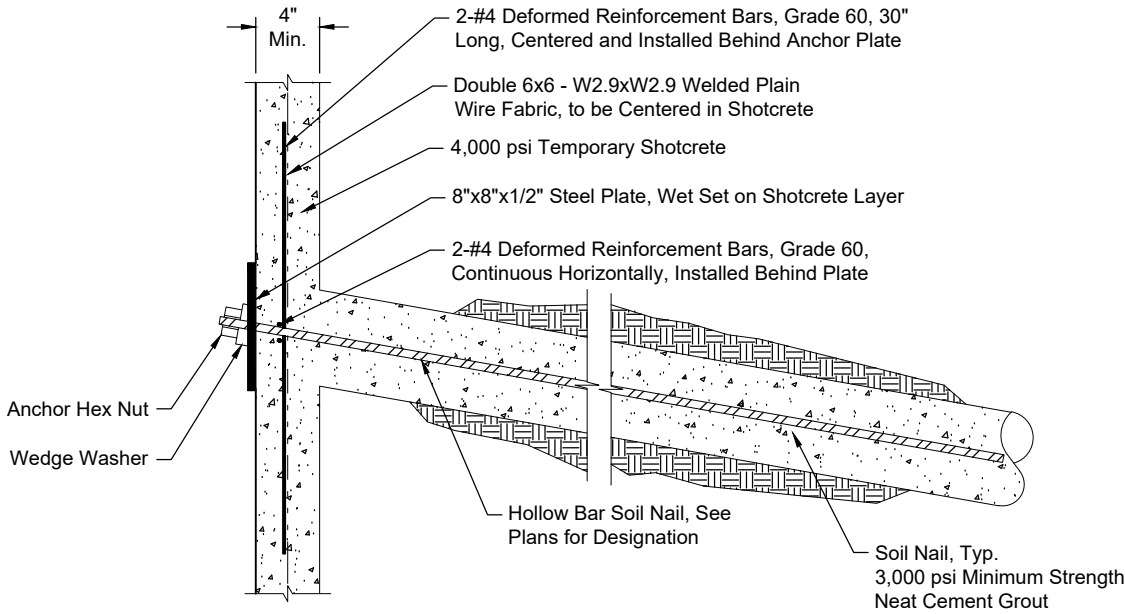
Temporary Shoring and Permanent
Micropile Foundations
Cross-Sections

G² PROJECT NO.:
223-010-19

SHEET NO.:
9 of 11

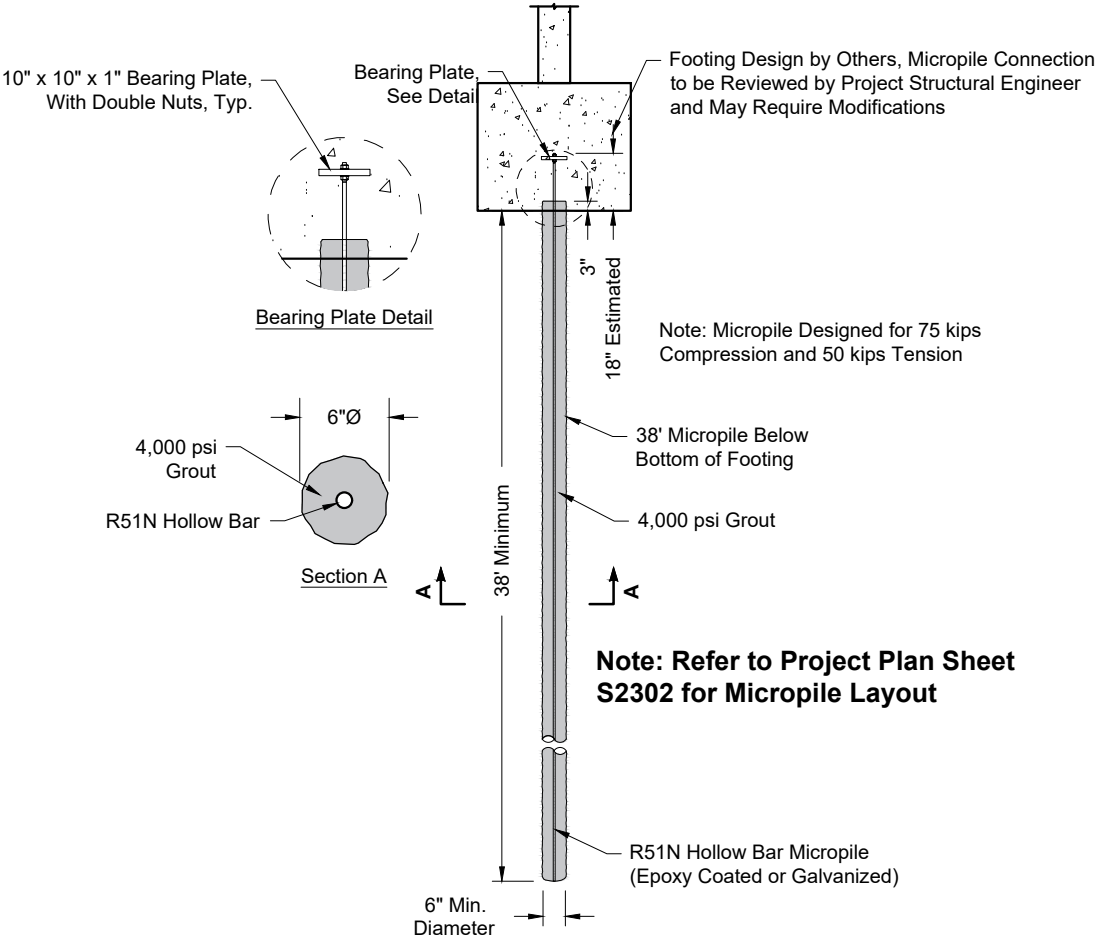


Cross-Section G



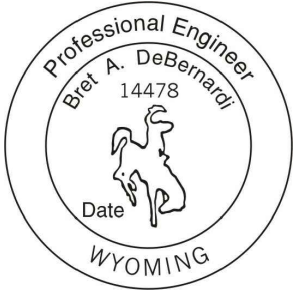
Soil Nail and Wall Face Detail

Not to Scale



Micropile Detail

Not to Scale



REFERENCE:	DATE	DESCRIPTION
	04.12.19	Submitted for Review

DESIGNED FOR:
G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:
GORDON GEOTECHNICAL ENGINEERING, INC.
4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
801-327-9600

Center Street Hotel
112 Center Street,
Jackson, Wyoming

DESIGN BY: **BD** DRAWN BY: **TT** CHECKED BY: **BD** APPROVED BY: **BD**

Temporary Shoring and Permanent
Micropile Foundations
Cross-Section and Details

G² PROJECT NO.:
223-010-19

SHEET NO.:
10 of 11

General Notes

Introduction

- These permanent micropile and temporary soil nail wall shoring drawings and design are based upon the following documents:
 - Project Drawings Building Permit Submittal entitled "Center Street Hotel, 112 Center Street, Jackson, Wyoming," by IBI Grout, dated February 15, 2019.
 - "Geotechnical Investigation, Center Street Project, Jackson, Wyoming," by Nelson Engineering, Design Development Draft dated October 2018.
 - Desired shoring arrangement by General Contractor.
- The shoring and micropiles to be installed to the approximate lines and grades indicated in these drawings subject to field verification. Layout and limits to be determined in the field by General Contractor in keeping with the intent and overall objectives of these plans. It is recommended that the proposed structure and facilities be surveyed to provide a basis for the shoring layout. Gordon Geotechnical Engineering, Inc. (G²) to be notified immediately of potential conflicts with the shoring layout as shown. G² assumes no responsibility for damage to utilities or other structures.
- Contractor is responsible for construction of the shoring/micropiles as detailed on these plans. Variations from the layouts and details as shown hereon may not be made except with the express written consent of the design engineer (G²). Changes made in the field made without this consent shall be done solely at the risk of the contractor. Conflicts between these plans and the general project plans to be resolved by Gordon Geotechnical Engineering Inc., whose decision shall be final. No warranty is expressed or implied, only that these designs were prepared in general accordance with design principles in use at the time this work was performed.
- Prior to shoring and micropile installation, all utilities shall be potholed and verified. Modifications to the shoring may be required.

Materials

- Soil Nails to be DSI hollow core anchors (or engineer approved equivalent) as designated on these plans equipped with 3-inch nominal bit size. All bars shall be free of mill scale and rust at the time of installation.
- Micropiles to be DSI hollow core anchors (or engineer approved equivalent) as designated on these plans equipped with 6-inch nominal bit size. Micropiles bars shall be epoxy coated in accordance with ASTM A775 (or ASTM A934) or hot-dipped galvanized in accordance with ASTM A153.
- Metal bar centralizers shall be provided by the anchor manufacturer and shall be used at 10 feet centers throughout the bar length.
- Grout for the soil nails shall have a minimum 28 day strength of 3000 psi, and shall be mixed on site using Type I, II or III Portland Cement. Mix to have a specific gravity (mud balance) of no less than 1.81, and/or a water-cement ratio of 0.45. Alternatively, if a colloidal mixer is used, a specific gravity of 1.75 and/or a water cement ratio of 0.5 may be employed. Mix and installation shall conform to all applicable ACI specifications.
- Grout for the micropiles shall have a minimum 28 day strength of 4000 psi, and shall be mixed on site using Type I, II or III Portland Cement. Mix to have a specific gravity (mud balance) of no less than 1.81, and/or a water-cement ratio of 0.45. Alternatively, if a colloidal mixer is used, a specific gravity of 1.75 and/or a water cement ratio of 0.55 may be employed. Mix and installation shall conform to all applicable ACI specifications.
- All plate and structural steel to be Grade 50, ASTM A572 unless otherwise stated and shall be detailed according to AISC Standards. Bearing plates for micropiles shall be epoxy coated in accordance with ASTM A775 (or ASTM A934) or hot-dipped galvanized in accordance with ASTM A153.
- All welds to be with E70XX electrodes, in conformance with American Welding Society (AWS) "Structural Welding Code", AWS D1.1. Mill scale shall be removed prior to field welding.
- Welded Wire Mesh to conform to ASTM A82 and A185. Minimum wire mesh overlap is 12 inches.
- Shotcrete face for soil nail wall shall consist of an approved, pumpable mix having a 28 day strength of 4000 psi using Type I-II Portland Cement. Shotcrete shall be mixed and placed in accordance with ACI standards.
- Rebar to have a yield strength of 60 ksi. Minimum No. 4 rebar overlap is 46 inches (Class B) and 35 inches (Class A).

Temporary Soil Nail Wall Shoring Installation

- The face of the excavation shall be cut to within 1'-2' of the lines and grades as shown on these drawings for nail installation. After successful nail installation, the face may cut to the lines and grade shown on the plans and immediately shotcreted to the base of excavation. If excessive spalling or sluffing of soil from the face occurs during anchor installation, a flash coat of shotcrete shall be immediately sprayed to the base of the excavation immediately after the excavation is performed. If site soils are sufficiently stable, the excavation may be cut to the lines and grades shown. Alternatively, "splines" or micropiles using #4 bar on 18" centers may be utilized to provide additional face stability.
- Allowable tolerances for nail and shotcrete placement shall be:

Nail Position: +/- 6 inches in any direction.
Nail Length: no less than length shown.
Nail Inclination: +/- 2 degrees.
Casing size: 6 inches minimum.
Nail Horizontal Splay Angle: +/- 5 to 10 degrees.
Shotcrete thickness (where applicable): no less than shown.
Variations exceeding these values will require special consideration by G².
- Nails shall be installed in a horizontal sequence as shown on the plans. Nails to be continuously grouted as it is advanced into the hole. Nails not to advance more than 5 feet per minute and shall be worked back and forth in the hole at least 5 times during continuous grout feed, for each 10 feet it is advanced. Grout return to be maintained.

- 4-inch thick shotcrete to be placed and anchor plates to be wet set on the face.
- Excavation shall not extend more than 2 feet below the soil nail level until nail grout and shotcrete have been in place for three days. Successive vertical lifts shall not exceed 6 feet.

Soil Nail Testing

- Sacrificial Verification Nails: Four verification nails shall be installed around the site, two on the top row and two on the second row of nails. The verification test nails shall utilize the same installation methods as the production nails. The verification test nails shall be 15 feet in length with the outer 5 feet unbonded. Nail testing shall occur after the grout has set for 3 days. Contractor to utilize jack and pressure gauge calibrated within one year. Design load (DL) can be computed by multiplying the actual installed bond length by a working adhesion of 2.67 kips per lineal foot in soils (i.e. for 10' bond, DL = 10' x 2.67 kips/ft = 27 kips). Additional verification nails may be required at the discretion of the design engineer based upon different soil conditions or test results.

The load increments and load sequence shall be:

Seating load (2%-4% DL), 25% DL, 50% DL, 75% DL, 100% DL, 150% DL, with a Creep Test. Each incremental load up shall be held until stable with the deflection recorded. At 150% DL, a 10 minute creep test shall be performed with deflection measurements taken at 1, 3, 5, 6, 8, and 10 minutes. If the creep rate (movement between 1 and 10 minute readings) is less than or equal to 0.04 inches, the nail is considered acceptable. If creep movement exceeds 0.04 inches, the nail shall be held for an additional 50 minutes with readings taken at 20, 30, 40 and 60 minutes. If creep movement taken over a log cycle of time (movement between 6 and 60 minute readings) is less than 0.08 inches, the nail is considered acceptable. After creep test, the nail shall be further tested in increments of 25% DL to failure. Maximum load shall not exceed 56 kips for R32S bar. All test results shall be forwarded to G² for review.

Verification testing will determine if the nails achieve the assumed design adhesion. If nails do not achieve necessary values, the nails may need to be lengthened, utilize larger bits, or other modifications as determined by the contractor and wall designer.

- Proof Testing: A minimum of 5 percent of the production soil nails to be prooftested to 150% of the design load. The nails to be randomly placed throughout the wall. Nail length of nails shall be according to the appropriate production lengths indicated on the elevation view. All test nails shall utilize a 5 foot long PVC bondbreaker at the top of the shotcrete to extend the bar through the shotcrete. Cribbing to support the reaction plate and jack will be required. Nail testing shall occur after the grout has set for 3 days. Contractor to utilize jack and pressure gauge calibrated within one year. Design load (DL) can be computed by multiplying the actual installed bond length by a working adhesion of 2.67 kips per lineal foot in soils (i.e. for 10' bond, DL = 10' x 2.67 kips/ft = 27 kips). Additional verification nails, may be required at the discretion of the design engineer based upon different soil conditions or test results.

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Micropile Installation

- Refer to Project Specifications (Section 31 62 00) for applicable information regarding micropile testing, installation, records of installation, etc.
- Micropiles shall be installed at the locations indicated on the project structural foundation and footing plans.
- Micropiles to be continuously grouted as it is advanced into the hole. Micropiles shall not to advance more than 5 feet per minute and shall be worked back and forth in the hole at least 5 times during continuous grout feed, for each 10 feet it is advanced. Grout return to be maintained.
- Centralizers shall be utilized at 10 feet on center.
- The micropile bar shall be left above top of micropile for connection to the footing at the desired location within the footing (double nuts with bearing plate or as required/specified by project structural engineer).
- Allowable installation tolerances for micropile placement shall be:

Position: +/- 3 inches in any direction.
Inclination and Orientation: +/- 2 degrees.
Vertical Elevation of Top of Pile: +/- 1 inch.
Length: no less than length shown.

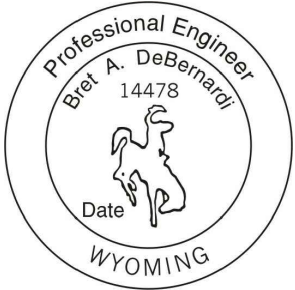
Micropile Testing

- Micropile testing will include one verification (sacrificial) tests prior to production installation. Test pile shall be installed using the same equipment and techniques as the production piles.
- Testing will be performed in tension to facilitate the procedure, however, loads will require the use of a larger hollow bar T76N or engineer approved equal. If possible, the same bit size as the production micropiles shall be utilized, otherwise modifications of the test "Design Load" would have to be prorated for the difference in test pile bit size and production pile bit size. Design load is 75 kips compression and 50 kips tension, however, the maximum load of 75 kips shall be used as the Design Load in all tension test unless bit size requires some variation.
- All test results to be forwarded to Gordon Geotechnical Engineering Inc. for review. The micropile shall be tested in tension to 2xDL in accordance with Project Specification Section 31 62 00.
- Micropile test shall include tension tests only to confirm design adhesions. These adhesions have been estimated based upon boring logs for the project. If test results are not satisfactory, modification of the design length may be required.

Other

- The following parameters/assumptions have been assumed in the soil nail shoring design (refer to the accompanying design memorandum):
 - Soils:

Gravel Soils: Moist Unit Weight = 135 pcf, Friction Angle = 36 degrees, Cohesion = 50 psf.
 - Existing Wells Fargo Foundation Loading (SW Corner): Line load = 6 kips/ft and 12' of grade change between bottom of footing and floor slab.
 - Existing Pebble Commercial/Professional Building (North Side) Foundation Loading: Line load = 7.5 kips/ft and 3' of grade change between bottom of footing and floor slab.
 - Existing Hawkins, Kominsky, Devries Office I Building (East Side) Foundation Loading: Line load = 3.0 kips/ft.
 - Area surcharge of 125 psf for live load on floor slabs starting behind existing building walls.
 - Traffic area surcharge loading of 250 psf beyond buildings.
 - No groundwater.
 - Projected shoring movements: Approximately 0.5" to 1" laterally and vertically. Actual movements will vary based upon installation techniques, soil consistency, etc.
 - No other large surcharge loadings such as cranes, etc. on top of the shoring. These must be reviewed on a case by case basis for each loading and may require modification to the shoring.
- Micropiles have been designed as friction piles with capacity generated in the gravel soils present approximately 13 feet below bottom of pile cap. An ultimate adhesion of 7 kips per lineal foot has been utilized in the gravel soils.
- Fall protection on top of slopes and shoring is the responsibility of others.



REFERENCE:	DATE	DESCRIPTION	DESIGNED FOR:	DESIGNED BY:	G² GORDON GEOTECHNICAL ENGINEERING, INC. 4426 South Century Drive, Ste 100, Salt Lake City, UT 84123 801-327-9600 <td rowspan="6"> Center Street Hotel 112 Center Street, Jackson, Wyoming </td> <td rowspan="6"> Temporary Shoring and Permanent Micropile Foundations General Notes </td> <td rowspan="6">G² PROJECT NO.: 223-010-19 SHEET NO.: 11 of 11</td>	Center Street Hotel 112 Center Street, Jackson, Wyoming	Temporary Shoring and Permanent Micropile Foundations General Notes	G ² PROJECT NO.: 223-010-19 SHEET NO.: 11 of 11
	04.12.19	Submitted for Review						
G2B Company Inc. PO Box 3402, Nampa, Idaho			4426 South Century Drive, Ste 100, Salt Lake City, UT 84123 801-327-9600		DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD			

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P19-089	Applied	4/15/2019	STOL
Project Name	Encroachment - Center St Shoring	Approved		
Type	ENCROACHMENT	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		

Applicant	CCC's Center St Project	Owner	JACKSON STATE BANK
------------------	-------------------------	--------------	--------------------

Site Address	City	State	Zip
112 CENTER STREET	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
CLUB HOUSE (1913)	22411627315001	

Type of Review	Status	<u>Dates</u>			
Contact		Sent	Due	Received	Remarks
Notes					
Building Kelly Sluder	APPROVED	4/15/2019	5/6/2019	4/17/2019	

Legal	4/15/2019	5/6/2019
Audrey Cohen-Davis		

Planning	APPROVED	4/15/2019	5/6/2019	4/24/2019
Paul Anthony				
(4/30/2019 3:26 PM PA)				
No comment.				

Public Works	APPROVED W/CONDITI	4/15/2019	5/6/2019	4/27/2019
Brian Lenz				

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(4/27/2019 5:03 PM BTL)					
Encroachment Agreement – Approved					
P19-089					
ADDRESS: 112 Center Street / 165 E Deloney St.					
OWNER: CCC's Center Street LLC					
APPLICANT: Crystal Creek Capital					
4/27/2019					
Brian Lenz, 733-3079					
DATE OF SUBMITTAL: April 16, 2019					
DATE OF MATERIALS: April 12, 2019					
REVISION NO.: 00					

The engineering division has reviewed your application for an ENCROACHMENT AGREEMENT submitted on and with application materials as dated above.

CONDITIONS OF APPROVAL

1. Applicant shall provide final drafts of all the required exhibit for the Encroachment Agreement. Exhibits shall be to scale on 8.5"X11" paper without aerial photographs, or as approved by the Town Engineer.
2. Exhibits shall show the property line and the encroachment dimensioned from the property line, or as required to properly document the encroachment.
3. SHORING

The following language is proposed for the Encroachment Agreement and subject to review and negotiation by both parties.

CONSIDERATION/AGREEMENT TO ALLOW ENCROACHMENT:

In consideration of Encroaching Party's payment to the Town of the sum of XXXX Dollars (\$XXXX.00) (As determined by the construction management plan.) (the "Removal Payment"), which amount shall be nonrefundable and shall be available for use by the Town for any purpose, the Town agrees that Encroaching Party shall have the right to have the soil nails extend beyond the boundary line of above noted right-of-way and to encroach and rest within the subsurface of the Town right-of-way ("Encroaching Property"), it being acknowledged and agreed that such subsurface use constitutes a use the right-of-way area for a purpose not inconsistent with the grants contained in the Construction Management / Site Logistics Plan, provided, however, that no permanent soil nails will be placed below the surface of the right-of-way and that those nails within 10 feet of the surface shall be covered by the Removal Payment, provided further that (a) the soil nails may be disturbed, destroyed or removed in connection with any construction, installation, excavation, maintenance or replacement of the right of way or any public utilities located therein following completion of construction of the building on Encroaching Party's property, and (b) any additional costs incurred by the Town as a result of the presence of the soil nails or any steel bars installed by or on behalf of Encroaching Party will be borne by the Town in consideration of the Removal Payment made as described above. Completion of construction of said building shall be deemed to have occurred upon issuance of certificates of occupancy for the building or for any of the individual units within the building.

The Encroaching Party shall submit to the Town Engineer record drawings of the shoring to document the shoring's "as-built" location.

RIGHT TO MAINTAIN:

The parties acknowledge that Encroaching Party will have no need, and does not plan, to maintain the Encroaching Property and that such Encroaching Property may be disturbed, destroyed or removed following completion of construction of the building on Encroaching Party's property as provided above. Under no circumstances shall the Encroaching Party be allowed to increase the existing encroachment, absent written approval (including applicable regulatory approval) from the Town. Notwithstanding the foregoing, no provision in this Agreement shall limit or prohibit Town from pursuing its right of eminent domain with regard to the Encroaching Property and no provision of this Agreement shall limit or prohibit Encroaching Party from defending its property therefrom.

RELEASE OF CLAIMS:

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	

Notes

Encroaching Party, and its successors or assigns hereby releases and holds harmless the Town of Jackson from any and all damage, claim, cause, or right of action which may arise from normal Town use, maintenance, construction, repair or replacement activities by the Town associated with the Town right-of-way in its present configuration and alignment and any of the present utilities within the Town right-of-way and which may arise due to the proximity of the Encroaching Property to the work activity being conducted by the Town. In elaboration of the foregoing, Encroaching Party hereby expressly authorizes the Town, acting through its contractors and agents, to disturb, damage or remove the Encroaching Property in connection with the above-described work activity at any time following completion of the building being constructed on Encroaching Party's property. Encroaching Party, and its successors or assigns, hereby releases and holds harmless the Town of Jackson from any and all damage, claim, cause, or right of action which may arise from disturbance, damage or removal of the Encroaching Property by Town or its agents, including, without limitation, any of the foregoing that may result in instability of the building being constructed on Encroaching Party's property or any of the appurtenances thereto, except to the extent the same is caused by the malicious or negligent acts or omissions of the Town or its contractors.

INDEMNIFICATION:

Encroaching Party, and its successors in interest and assigns, hereby agrees to indemnify and hold harmless the Town of Jackson from any and all losses, damages, claims, causes of action, or rights of action, including reasonable attorneys fees, which the Town may incur as a result of or in any way related to the construction, use, and/or maintenance of the Encroaching Property, except to the extent the same arise out of the willful or negligent acts or omissions of the Town or its contractors. The Town will give the Encroaching Party prompt notice of any claims against it arising from or related to such Encroaching Property and the Encroaching Party will be kept fully informed and advised of material matters relating to the defense and handling of such claim by the Town, its insurers, or its attorneys. Nothing in this Agreement shall alter, amend, modify, or diminish the existing statutory, constitutional, or legal defenses of the Town in relation to such claims under the Wyoming law.

TERM OF AGREEMENT:

This instrument and all the covenants contained herein shall remain in force and effect until such time as the Town removes the Encroaching Property in its entirety. Removal of Encroaching Property, or any portions thereof, shall be based on legitimate municipal interests, including but not limited to the Town's need to use additional right-of-way. Notice of removal shall state the timeframe within which the Encroaching Property, or the relevant portion thereof, shall be removed, and said timeframe shall not be less than two weeks. Upon extension, removal, or destruction of the Encroaching Property in its entirety, all rights of Encroaching Party, its successors, and assigns, hereunder to the encroachment, shall cease.

ENCROACHMENT AGREEMENT

THIS AGREEMENT dated this _____ day of May, 2019, by and between CCC's Center Street, LLC, a Wyoming limited liability company with an address of P.O. Box 844, Jackson, WY 83001, Attention: Jim Walter, hereinafter referred to as "Encroaching Party," and the TOWN OF JACKSON, a municipal corporation of the State of Wyoming, with an address of P.O. Box 1687, Jackson, WY 83001, hereinafter referred to as "Town," provides as follows:

WHEREAS, Encroaching Party is the owner in fee simple of that certain real property in Teton County, Wyoming, described as follows:

Lots 2-5, Block 3, of Clubhouse Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 29, 1914 as Plat Number 108; and,

Lots 8-9, Block 1, of Van Vleck 2nd Subdivision to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 19, 1955 as Plat Number 144; and,

WHEREAS, the Town is the owner of those certain public rights-of-way known as Center Street and East Deloney Avenue.

WHEREAS, the Encroaching Party shall use a portion of the subsurface areas approximately two (2) feet six (6) inches or more below the surface, as shown on the attached plans, that do not interfere with existing utilities, and/or in areas used for shallow dry utilities of the above-noted public rights-of-way as set forth in Exhibit A hereto for:

a. Subsurface placement of approximately one hundred and eighty (180) "soil nails" (defined as one-inch (1") diameter steel bars encapsulated in grout), of which ninety-three (93) are installed within approximately ten (10) feet of the surface at the face of the retaining wall and subject to the Removal Payment as defined in Section 2 below, and which will encroach into the subsurface of the right-of-way for distances of approximately thirteen (13) feet and eighteen (18) feet, on East Deloney Ave. and Center Street respectively and as more specifically shown on the attached plans, all associated with the shoring of walls during construction of a building on Encroaching Party's property; and

b. Said soil nails are designed to be abandoned in place and remain as an encroachment into the subsurface areas of the rights-of-way as described above following completion of construction, *provided, however*, that the soil nails may be disturbed, destroyed or removed in connection with any construction, installation, excavation, maintenance or replacement of the right-of-way, or any public utilities located therein, following completion of construction of the building on Encroaching Party's property, *provided, further, that* any additional costs incurred by the Town as a result of the presence of the soil nails or any steel bars installed

by or on behalf of Encroaching Party will be borne by the Town in consideration of its receipt of the Removal Payment described below.

WHEREAS, Encroaching Party recognizes that it cannot acquire any right, title, or interest in or to the said public rights-of-way by adverse possession or otherwise due to the encroachment.

NOW, THEREFORE, IT IS HEREBY AGREED that for and in consideration of the aforesaid premises and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, paid by each of the said parties to the other, Encroaching Party and the Town do mutually covenant and agree as follows:

1. ACKNOWLEDGMENT OF TOWN RIGHTS:

Encroaching Party acknowledges the Town's exclusive rights, title, and interest in the public rights-of-way and that it cannot acquire any right, title, or interest in the afore-referenced public right-of-way now or hereafter.

2. CONSIDERATION/AGREEMENT TO ALLOW ENCROACHMENT:

In consideration of Encroaching Party's payment to the Town of ~~Two Hundred Eighty Two Dollars and Fifty Cents (\$282.50)~~ four thousand six hundred and fifty dollars (\$4650) (the "Removal Payment"), which amount shall be nonrefundable and shall be available for use by the Town for any purpose, the Town agrees that Encroaching Party shall have the right to have approximately one hundred and eighty (180) soil nails, of which ninety-three (93) are installed within approximately ten (10) feet of the surface at the face of the retaining wall and subject to the Removal Payment, extend beyond the boundary line of Encroaching Party's property and to encroach and rest within the subsurface of the Town rights-of-way ("Encroaching Property"), *provided, however*, that all soil nails will be placed two (2) feet six (6) inches or more below the surface, as shown on the attached plans, that do not interfere with existing utilities, and/or in areas used for shallow dry utilities ~~approximately ten (10) feet or more below the surface, behind the back of curb, do not interfere with existing utilities, and/or in areas used for shallow dry utilities~~, *provided further* that (a) the soil nails may be disturbed, destroyed or removed in connection with any construction, installation, excavation, maintenance or replacement of the right of way or any public utilities located therein following completion of construction of the building on Encroaching Party's property, and (b) any additional costs incurred by the Town as a result of the presence of the soil nails or any steel bars installed by or on behalf of Encroaching Party will be borne by the Town in consideration of the Removal Payment made as described above. Completion of construction of said building shall be deemed to have occurred upon issuance of certificates of occupancy for the building or for any of the individual units within the building.

Formatted: Highlight

Commented [BL1]: 93 nails at \$50 per nail, based on a utility crew at \$600/hour taking 5 minutes per nail.

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The Encroaching Party shall submit to the Town Engineer record drawings of the shoring to document the shoring's "as-built" location.

3. RIGHT TO MAINTAIN:

The parties acknowledge that Encroaching Party will have no need, and does not plan, to maintain the Encroaching Property and that such Encroaching Property may be disturbed, destroyed or removed following completion of construction of the building on Encroaching Party's property as provided above. Under no circumstances shall the Encroaching Party be allowed to increase the existing encroachment, absent written approval (including applicable regulatory approval) from the Town. Notwithstanding the foregoing, no provision in this Agreement shall limit or prohibit the Town from pursuing its right of eminent domain with regard to the Encroaching Property and no provision of this Agreement shall limit or prohibit Encroaching Party from defending its property therefrom.

4. RELEASE OF CLAIMS:

Encroaching Party, and its successors or assigns hereby releases and holds harmless the Town from any and all damage, claim, cause, or right of action which may arise from normal Town use, maintenance, construction, repair or replacement activities by the Town associated with the Town right-of-way in its present configuration and alignment and any of the present utilities within the Town right-of-way and which may arise due to the proximity of the Encroaching Property to the work activity being conducted by the Town. In elaboration of the foregoing, Encroaching Party hereby expressly authorizes the Town, acting through its contractors and agents, to disturb, damage or remove the Encroaching Property in connection with the above-described work activity at any time following completion of the building being constructed on Encroaching Party's property as defined in Section 2. Encroaching Party, and its successors or assigns, hereby releases and holds harmless the Town from any and all damage, claim, cause, or right of action which may arise from disturbance, damage or removal of the Encroaching Property by Town or its agents, including, without limitation, any of the foregoing that may result in instability of the building being constructed on Encroaching Party's property or any of the appurtenances thereto, except to the extent the same is caused by the malicious or negligent acts or omissions of the Town or its contractors.

5. INDEMNIFICATION:

Encroaching Party, and its successors in interest and assigns, hereby agrees to indemnify and hold harmless the Town of Jackson from any and all losses, damages, claims, causes of action, or rights of action, including reasonable attorneys fees, which the Town may incur as a result of or in any way related to the construction, use, and/or maintenance of the Encroaching Property, except to the extent the same arise out of the willful or negligent acts or omissions of the Town or its contractors. The Town will give the Encroaching Party prompt notice of any claims against it arising from or related to such Encroaching Property and the Encroaching Party will be kept fully informed and advised of material matters relating to the defense and handling of such claim by the Town, its insurers, or its attorneys. Nothing in this Agreement shall alter, amend, modify, or diminish the existing statutory, constitutional, or legal defenses of the Town in relation to such claims under the Wyoming law.

6. BINDING COVENANT:

The provisions of this Agreement shall operate as a covenant running with all parcels of land above described, and shall bind both parties hereto and their respective successors, heirs and assigns in ownership, including any lender or purchaser taking title through foreclosure.

7. TERM OF AGREEMENT:

This instrument and all the covenants contained herein shall remain in force and effect until such time as the Encroaching Property is removed partially or in its entirety. Removal of Encroaching Property, or any portions thereof, shall be based on legitimate municipal interests, including but not limited to the Town's need to use additional right-of-way. Following completion of the building being constructed on Encroaching Party's property as defined in Section 2, no notice of removal is required. Upon extension, removal, or destruction of the Encroaching Property partially or in its entirety, all rights of Encroaching Party, its successors, and assigns, hereunder to the encroachment, shall cease.

8. NO THIRD-PARTY BENEFICIARY:

This Agreement is made solely and specifically among and for the benefit of the parties hereto, and their respective successors, heirs and assigns, and, except as expressly provided in this Section 8 and in Sections 6 and 11 of this Agreement, no other person or entity will have any rights, interest, or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third party beneficiary or otherwise.

9. HEADINGS:

Headings used in this Agreement are for convenience only and shall not be deemed to constitute a part hereof, or shall not be deemed to limit, characterize, or in any way affect the provisions of this Agreement.

10. MODIFICATION IN WRITING:

No modification, waiver, amendment, addition or cancellation of this Agreement shall be effective unless in writing and signed by both parties.

11. BINDING EFFECT:

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, heirs and assigns, including any lender or purchaser taking title through foreclosure.

12. RECORDING:

This Agreement shall be executed upon its approval by the Jackson Town Council and shall thereupon be filed with the Town Clerk and recorded in the Land Records of Teton County,

Wyoming.

13. GOVERNING LAW AND FORUM:

This Agreement shall be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the courts of the State of Wyoming and the federal courts of the United States located in the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving this Agreement or its subject matter. The parties irrevocably submit and consent to such jurisdiction and venue, and waive any right they may have to seek a change of jurisdiction or venue.

14. COUNTERPARTS:

This Agreement may be executed in multiple counterparts, each of which shall be an original but all of which together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have hereunto signed this Agreement effective the date of last signature affixed below.

ENCROACHING PARTY

CCC's Center Street, LLC,
a Wyoming limited liability company

By: _____
James D. Walter, President

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by James, D. Walter, president of CCC's Center Street, LLC, a Wyoming limited liability company, as its property owner this ____ day of May, 2019.

Witness my hand and official seal.

Notary Public

My commission Expires:

**TOWN OF JACKSON,
a municipal corporation
of the State of Wyoming**

By: _____
Pete Muldoon, Mayor

Attest: _____
Sandra P. Birdyshaw, Town Clerk

APPROVED AS TO FORM:

By: _____
Lea Colasuonno, Town Attorney

APPROVED AS TO CONTENT:

By: _____
Brian Lenz, Town Engineer

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Pete Muldoon as Mayor of the Town of Jackson this ____ day of _____, 2019.

Witness my hand and official seal.

Notary Public

My commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Sandra P. Birdyshaw as Town Clerk of the Town of Jackson this ____ day of _____, 2019.

Witness my hand and official seal.

Notary Public

My commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Lea Colasuonno as Town Attorney of the Town of Jackson this ____ day of _____, 2019.

Witness my hand and official seal.

Notary Public

My commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

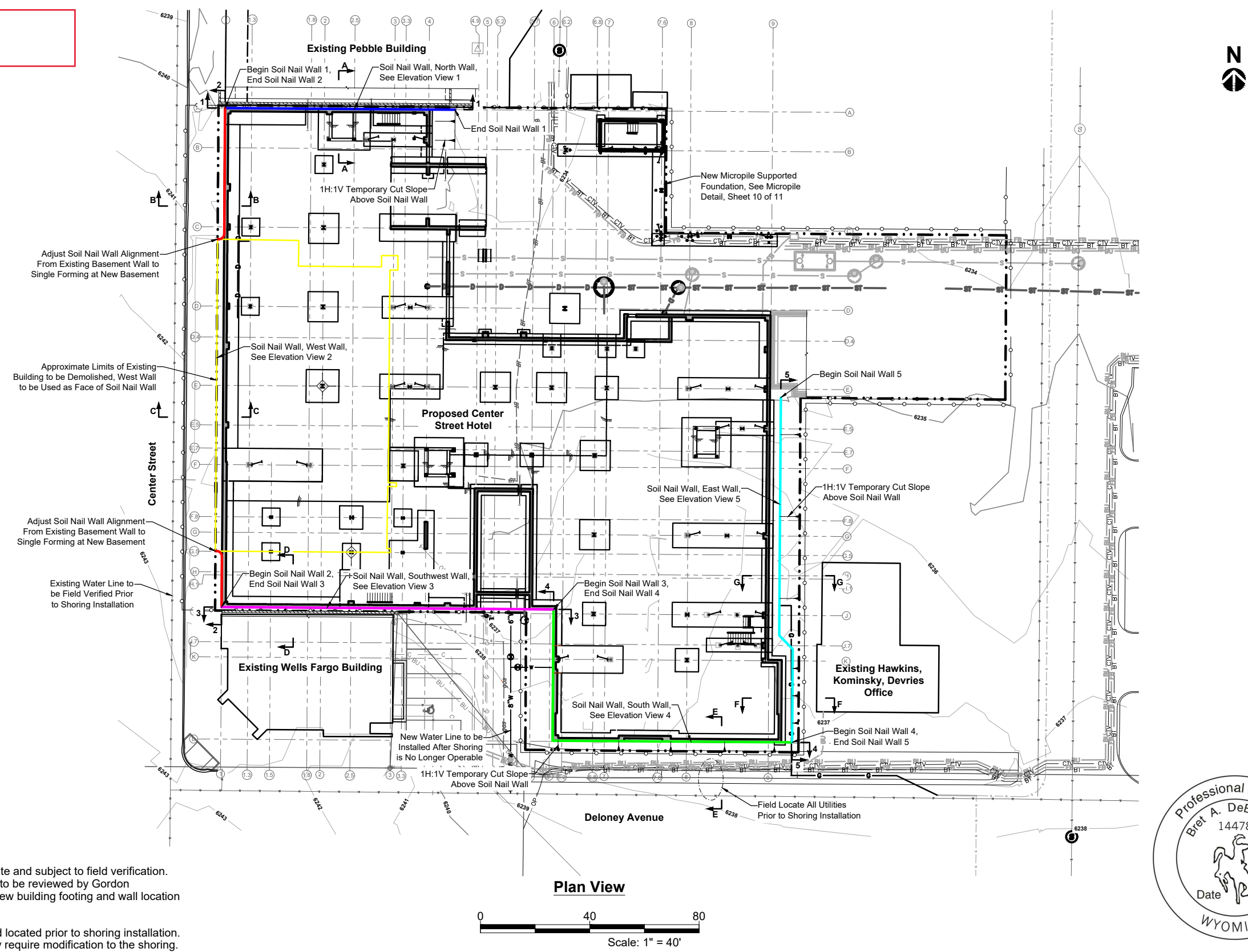
The foregoing instrument was acknowledged before me by Brian Lenz as Town Engineer of the Town of Jackson this ____ day of _____, 2019.

Witness my hand and official seal.

Notary Public

My commission Expires:

Exhibit A



- Notes:**
- 1) All shoring locations and layouts are approximate and subject to field verification. Variations to the grading or geometry shown is to be reviewed by Gordon Geotechnical prior to shoring installation. The new building footing and wall location shall be used to determine shoring alignment.
 - 2) Existing utilities and facilities to be potholed and located prior to shoring installation. The presence of utilities and other facilities may require modification to the shoring.

REFERENCE:
IBI Group, Crystal Creek Capital, Center Street Hotel,
Building Permit Submittal, Project No./Code: 113760,
Dated 02/15/2019

DATE	DESCRIPTION
04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:

**GORDON
GEOTECHNICAL
ENGINEERING, INC.**
4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
801-327-9600

Center Street Hotel
112 Center Street,
Jackson, Wyoming

DESIGN BY: **BD** DRAWN BY: **TT** CHECKED BY: **BD** APPROVED BY: **BD**

Temporary Shoring and Permanent
Micropile Foundations
Plan View

G² PROJECT NO.:
223-010-19
SHEET NO.:
1 of 11

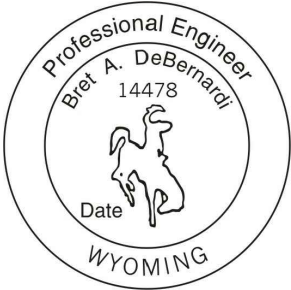
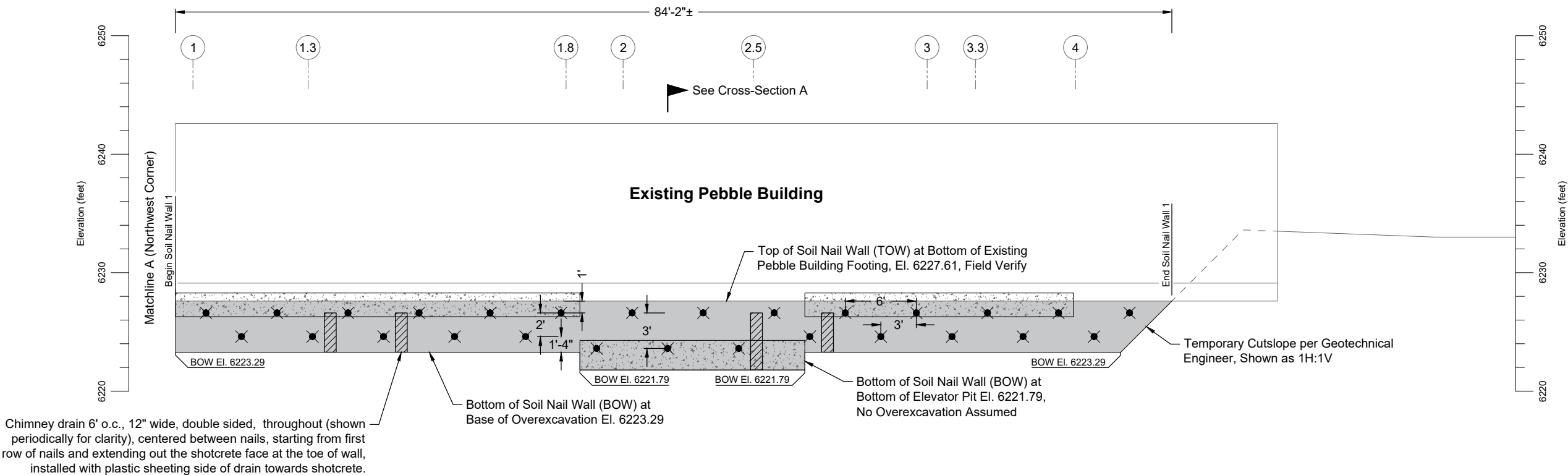
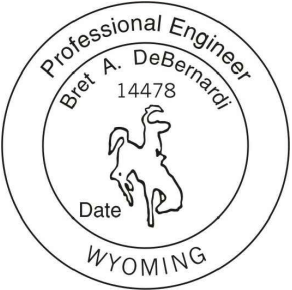
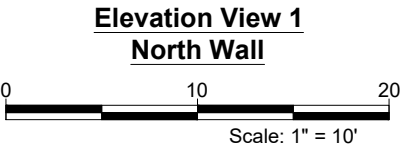


Exhibit A



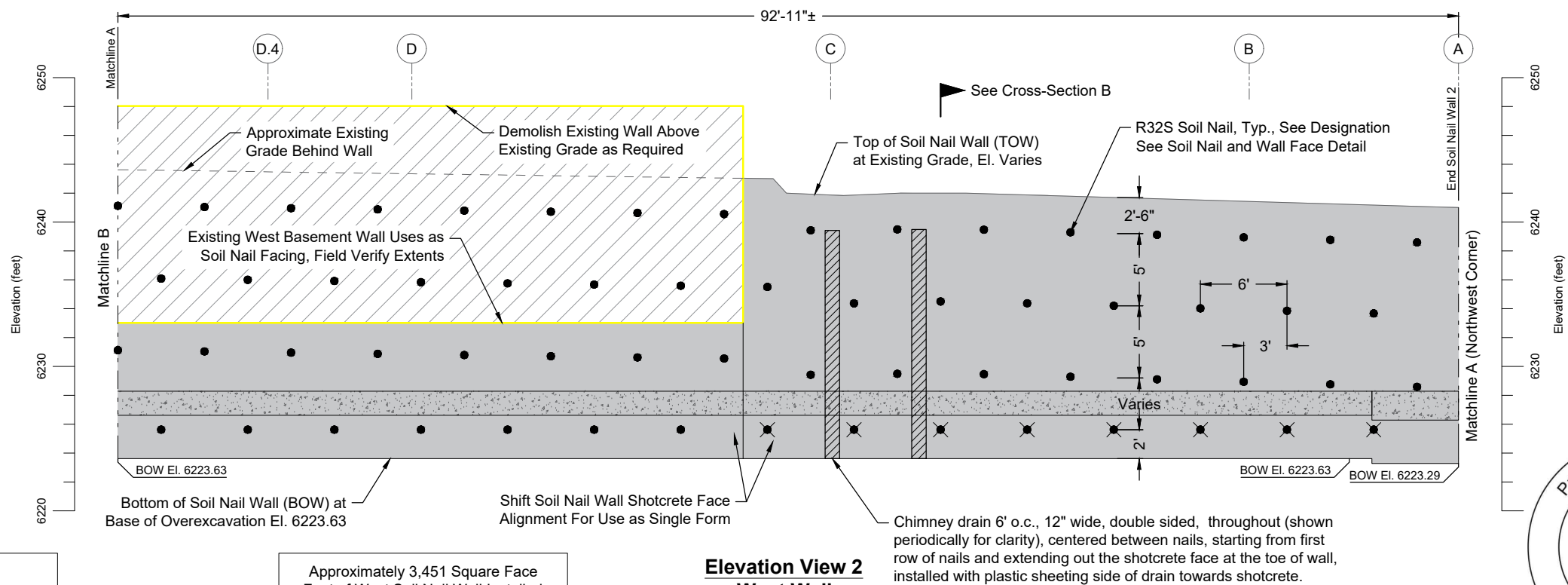
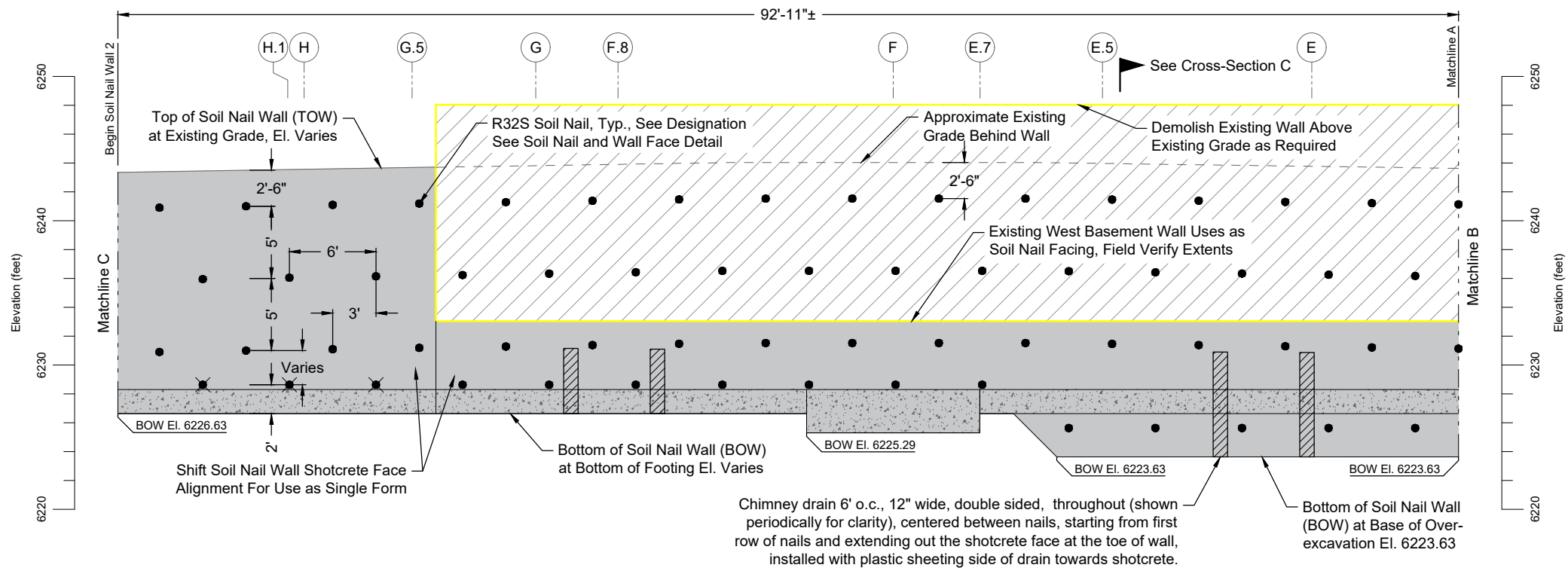
Soil Nail Key	
●	R32S Hollow Bar Soil Nails, 18' Long, Typ.
✕	R32S Hollow Bar Soil Nails, 13' Long, Typ.

Approximately 382 Square Face Feet
of North Soil Nail Wall Installed



REFERENCE:	DATE	DESCRIPTION	DESIGNED FOR:	DESIGNED BY:	Center Street Hotel 112 Center Street, Jackson, Wyoming	Temporary Shoring and Permanent Micropile Foundations	G ² PROJECT NO.: 223-010-19 SHEET NO.: 2 of 11
	04.12.19	Submitted for Review					
			G2B Company Inc. PO Box 3402, Nampa, Idaho	 GORDON GEOTECHNICAL ENGINEERING, INC. 4426 South Century Drive, Ste 100, Salt Lake City, UT 84123 801-327-9600	DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD	Elevation View North Wall	

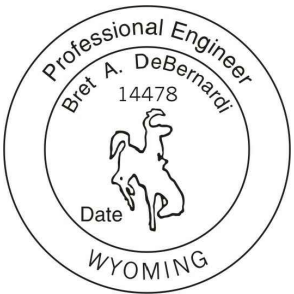
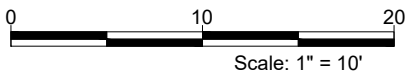
Exhibit A



Soil Nail Key	
●	R32S Hollow Bar Soil Nails, 18' Long, Typ.
✕	R32S Hollow Bar Soil Nails, 13' Long, Typ.

Approximately 3,451 Square Feet of West Soil Nail Wall Installed

Elevation View 2
West Wall



REFERENCE:

DATE	DESCRIPTION
04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:

GORDON
GEOTECHNICAL
ENGINEERING, INC.
4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
801-327-9600

Center Street Hotel
112 Center Street,
Jackson, Wyoming

DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD

Temporary Shoring and Permanent
Micropile Foundations
Elevation View West Wall

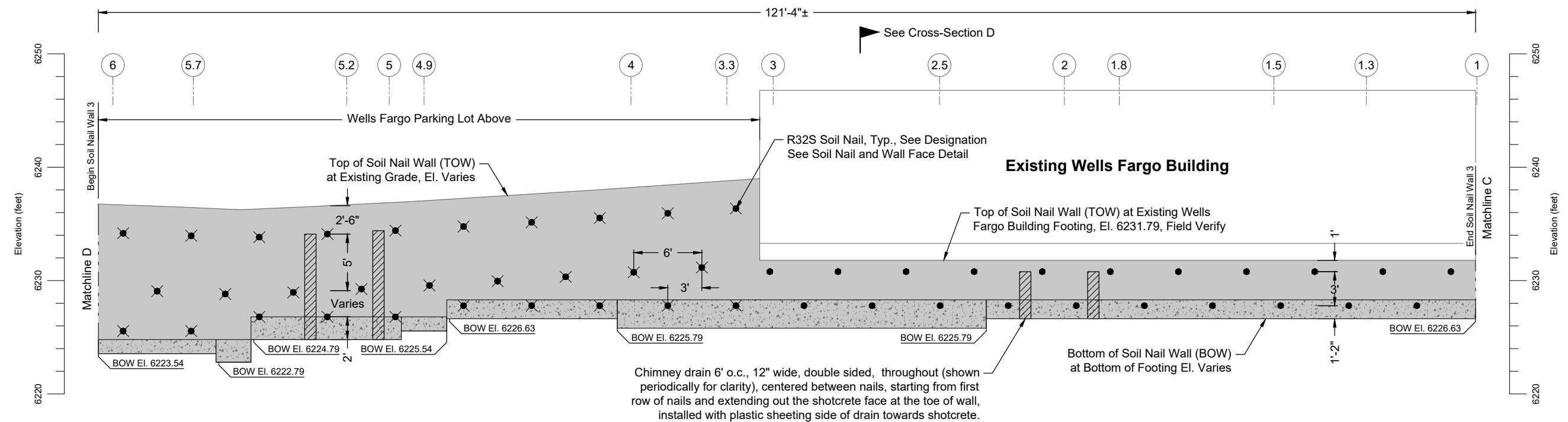
G² PROJECT NO.:

223-010-19

SHEET NO.:

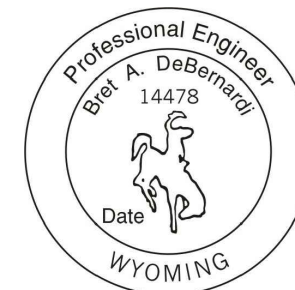
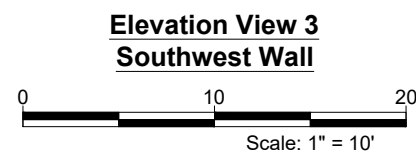
3 of 11

Exhibit A



Soil Nail Key	
●	R32S Hollow Bar Soil Nails, 18' Long, Typ.
⊗	R32S Hollow Bar Soil Nails, 13' Long, Typ.

Approximately 1,047 Square Face Feet
of Southwest Soil Nail Wall Installed



REFERENCE:	DATE	DESCRIPTION
	04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:

 **GORDON
GEOTECHNICAL
ENGINEERING, INC.**

4426 South Century Drive, Ste 100, Salt Lake City, UT 84121
801-327-9600

Center Street Hotel
112 Center Street,
Jackson, Wyoming

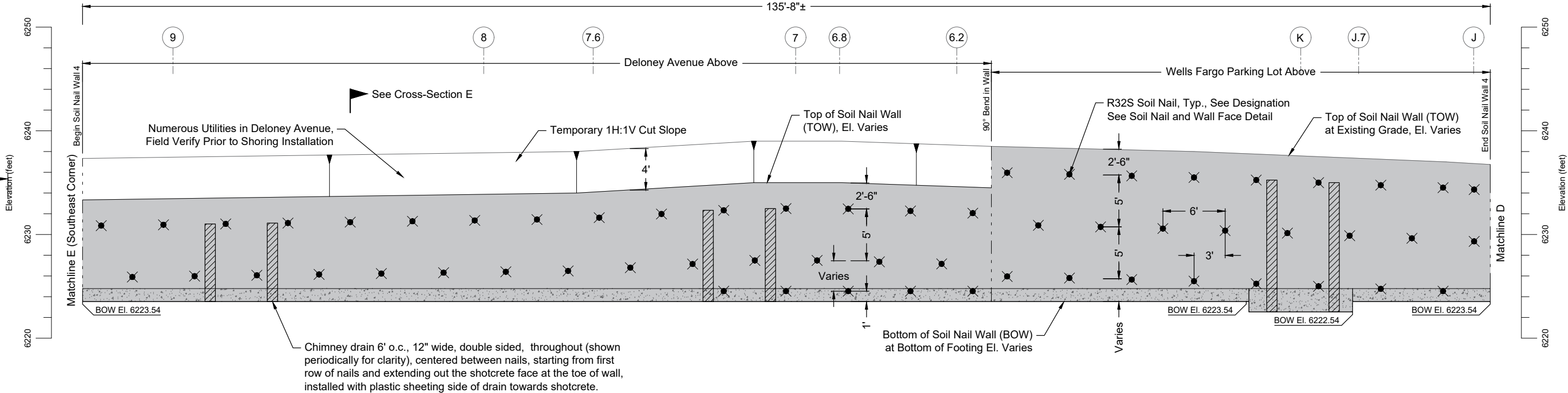
Temporary Shoring and Permanent
Micropile Foundations

Elevation View Southwest Wall

PROJECT NO.:
223-010-19

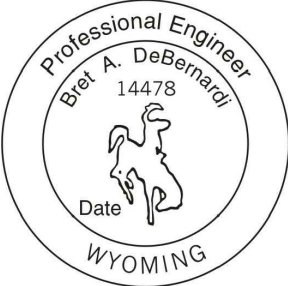
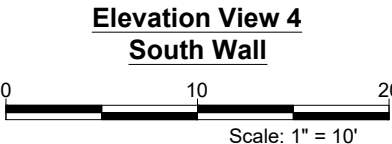
SHEET NO.:
4 of 11

Exhibit A



Soil Nail Key	
●	R32S Hollow Bar Soil Nails, 18' Long, Typ.
⊗	R32S Hollow Bar Soil Nails, 13' Long, Typ.

Approximately 1,621 Square Feet of South Soil Nail Wall Installed



DATE	DESCRIPTION
04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:

**GORDON
GEOTECHNICAL
ENGINEERING, INC.**

4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
801-327-9600

Center Street Hotel
112 Center Street,
Jackson, Wyoming

DESIGN BY: **BD** DRAWN BY: **TT** CHECKED BY: **BD** APPROVED BY: **BD**

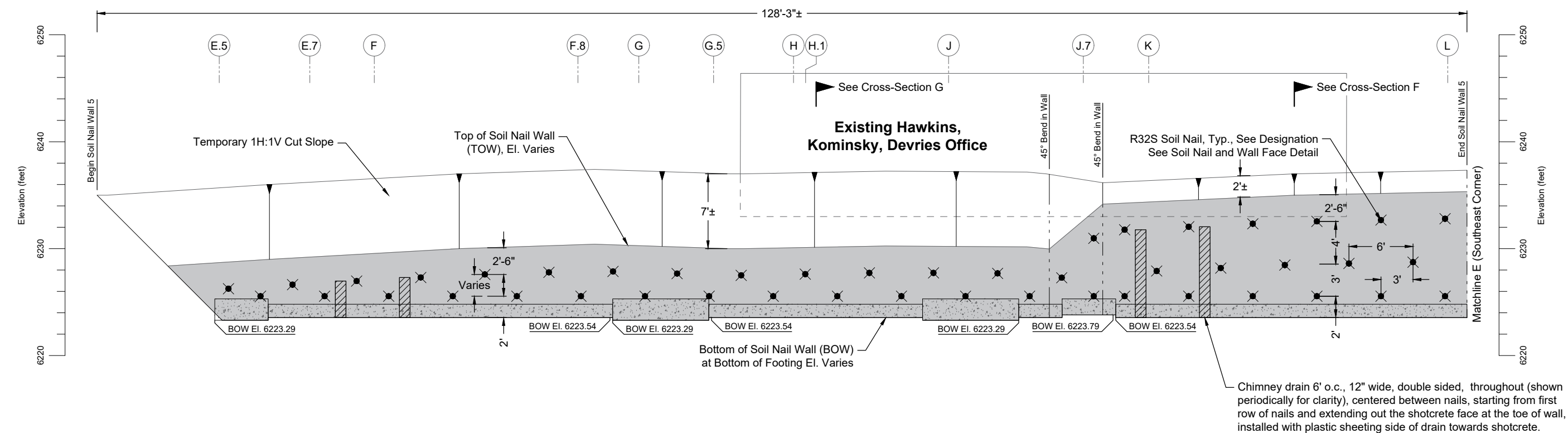
Temporary Shoring and Permanent Micropile Foundations

Elevation View South Wall

PROJECT NO.:
223-010-19

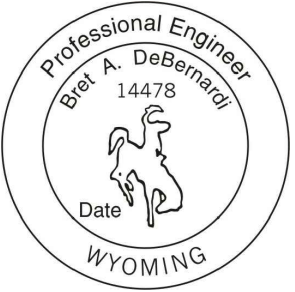
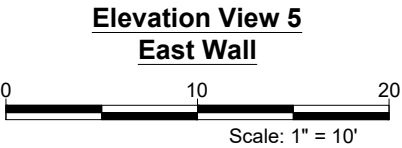
SHEET NO.:
5 of 11

Exhibit A



Soil Nail Key	
●	R32S Hollow Bar Soil Nails, 18' Long, Typ.
⊗	R32S Hollow Bar Soil Nails, 13' Long, Typ.

Approximately 943 Square Feet of East Soil Nail Wall Installed



REFERENCE:

DATE	DESCRIPTION
04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:



Center Street Hotel
112 Center Street,
Jackson, Wyoming

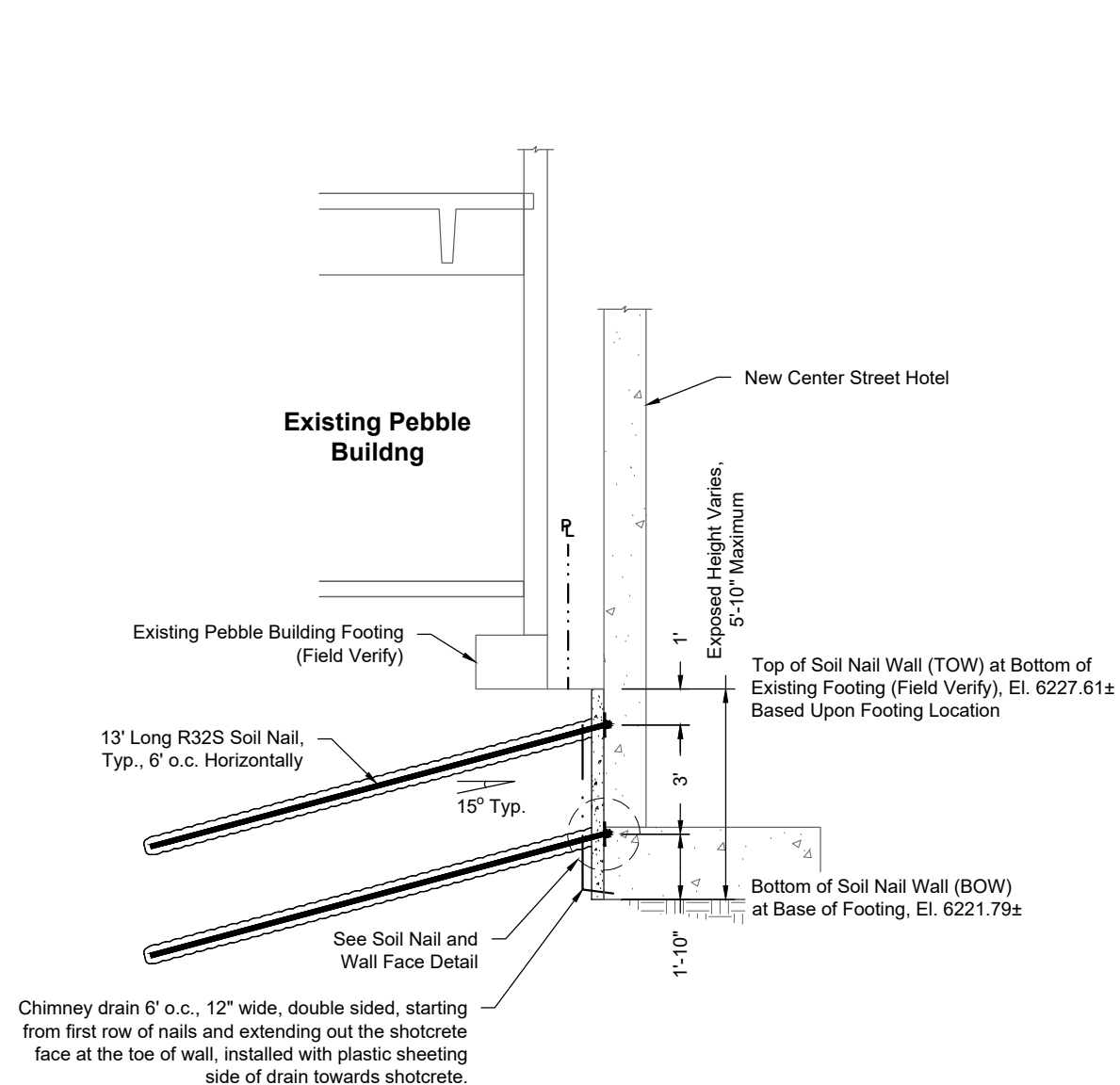
DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD

Temporary Shoring and Permanent
Micropile Foundations
Elevation View East Wall

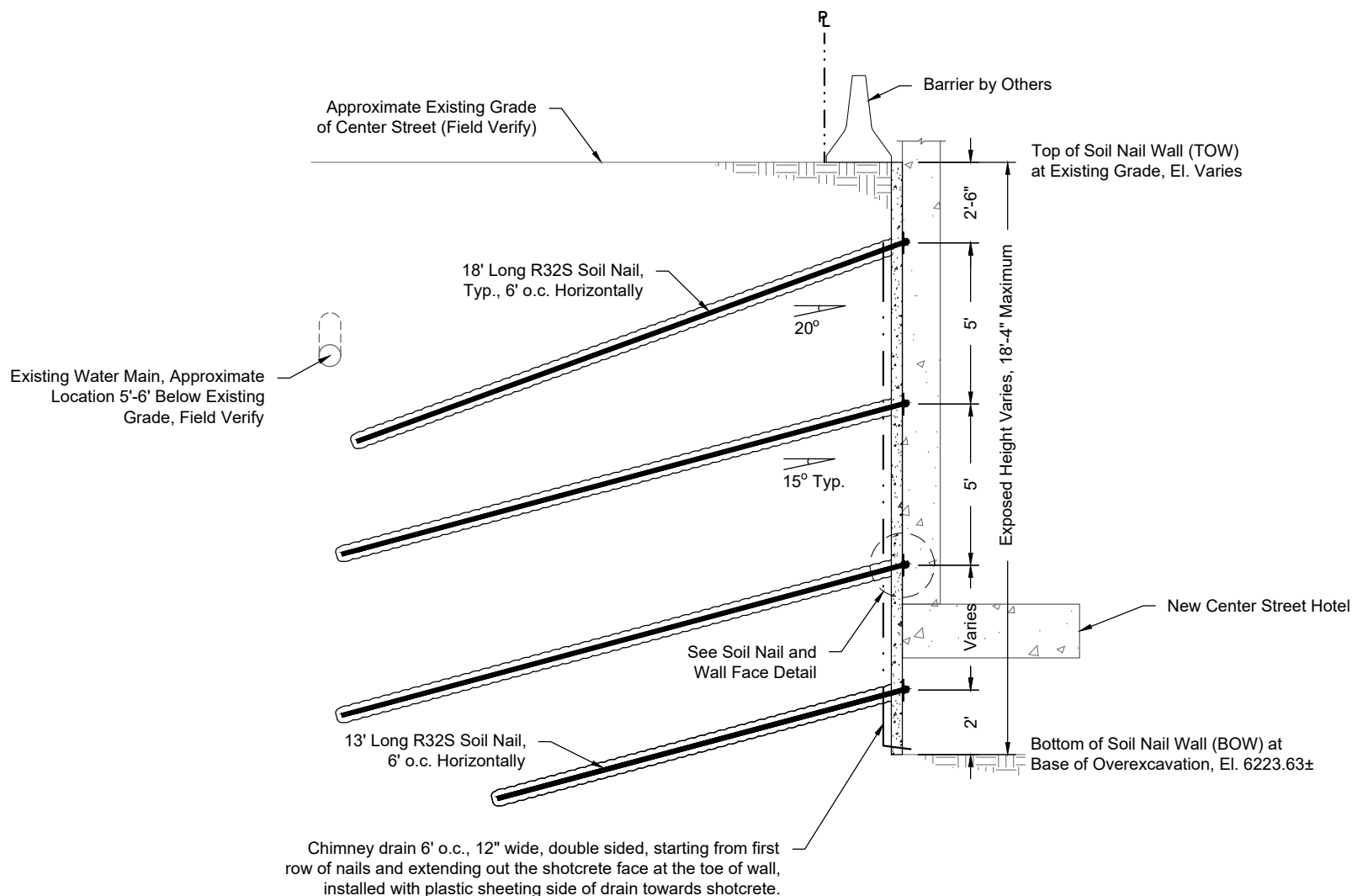
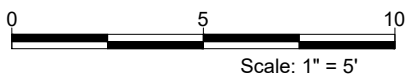
G² PROJECT NO.:
223-010-19

SHEET NO.:
6 of 11

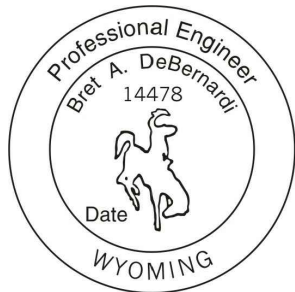
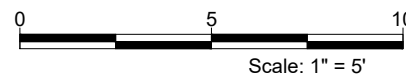
Exhibit A



Cross-Section A



Cross-Section B



REFERENCE:

DATE	DESCRIPTION
04.12.19	Submitted for Review

DESIGNED FOR:

G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:



Center Street Hotel
112 Center Street,
Jackson, Wyoming

DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD

Temporary Shoring and Permanent
Micropile Foundations
Cross-Sections

G² PROJECT NO.:
223-010-19

SHEET NO.:
7 of 11

Exhibit A

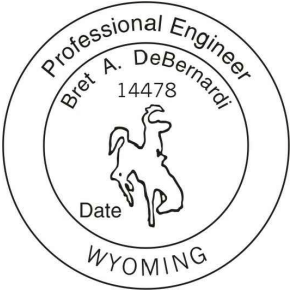
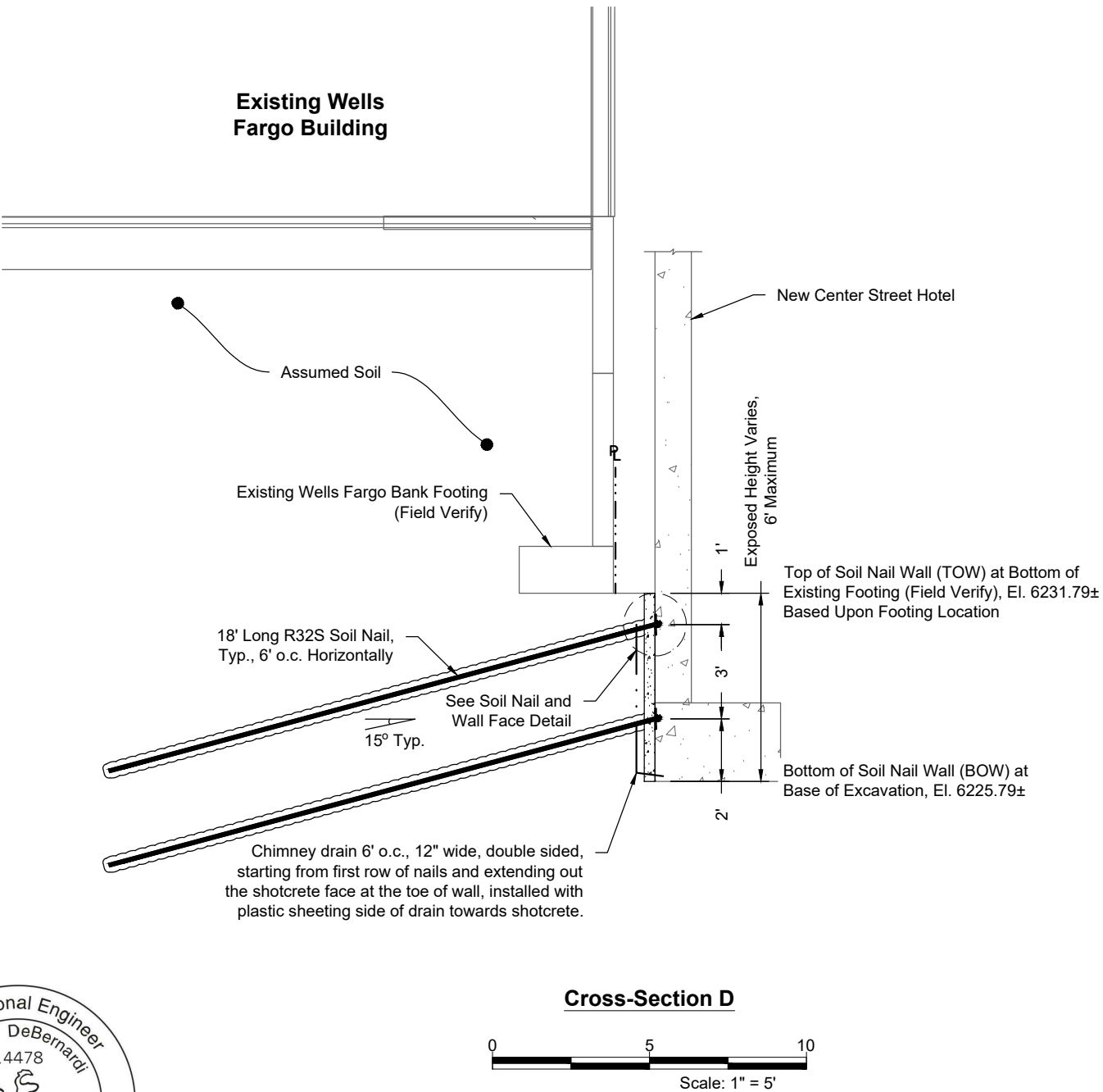
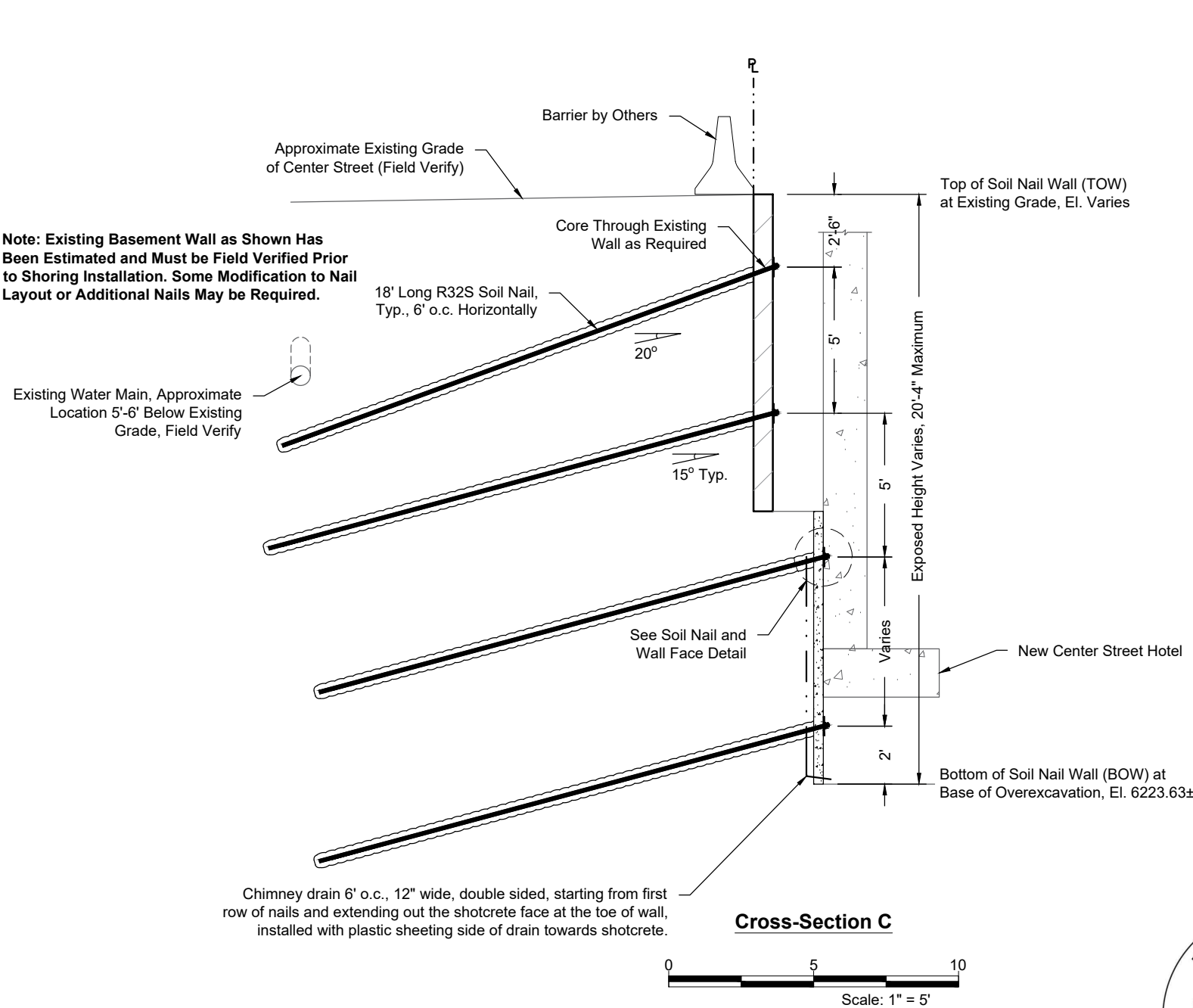
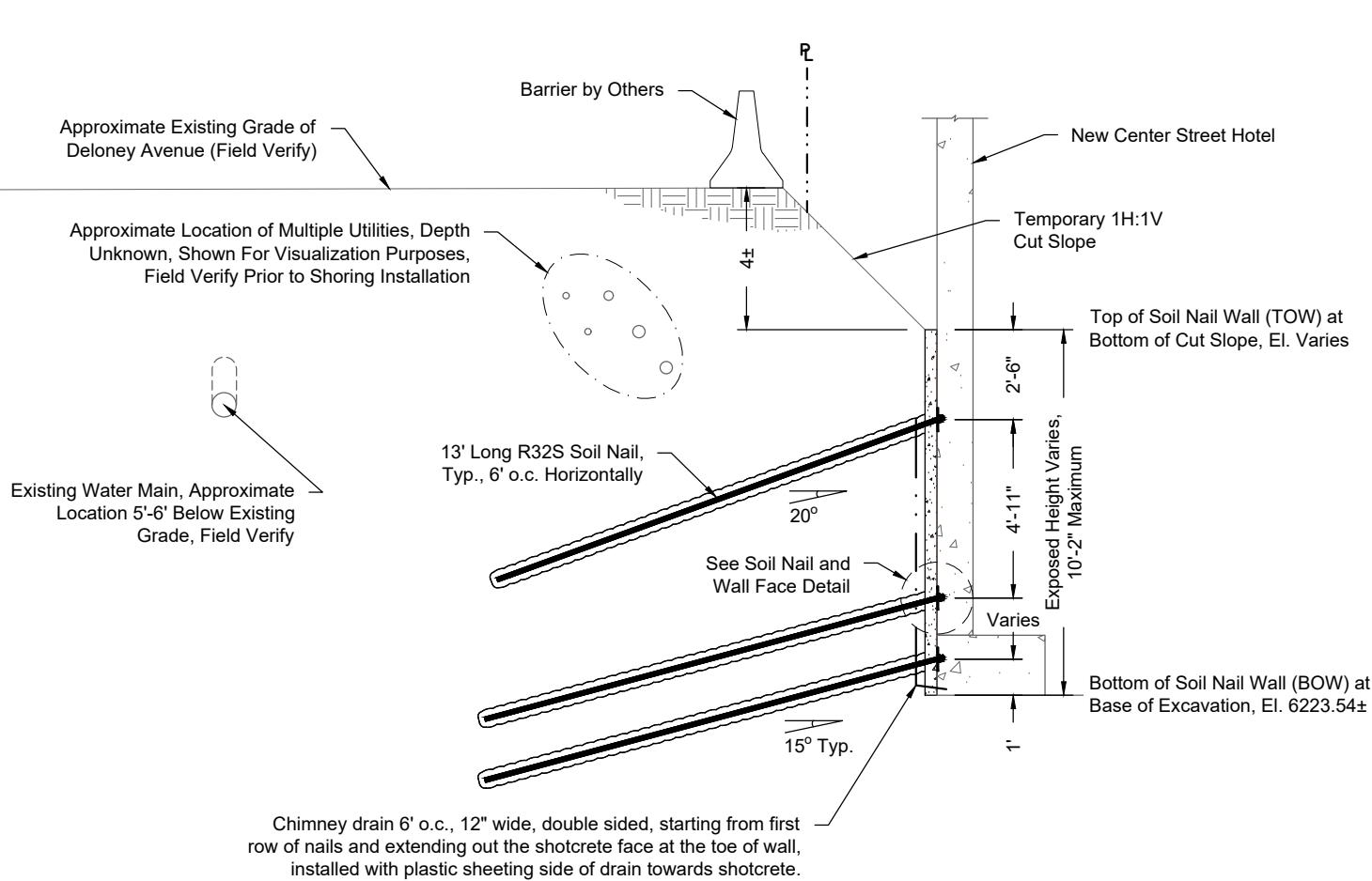
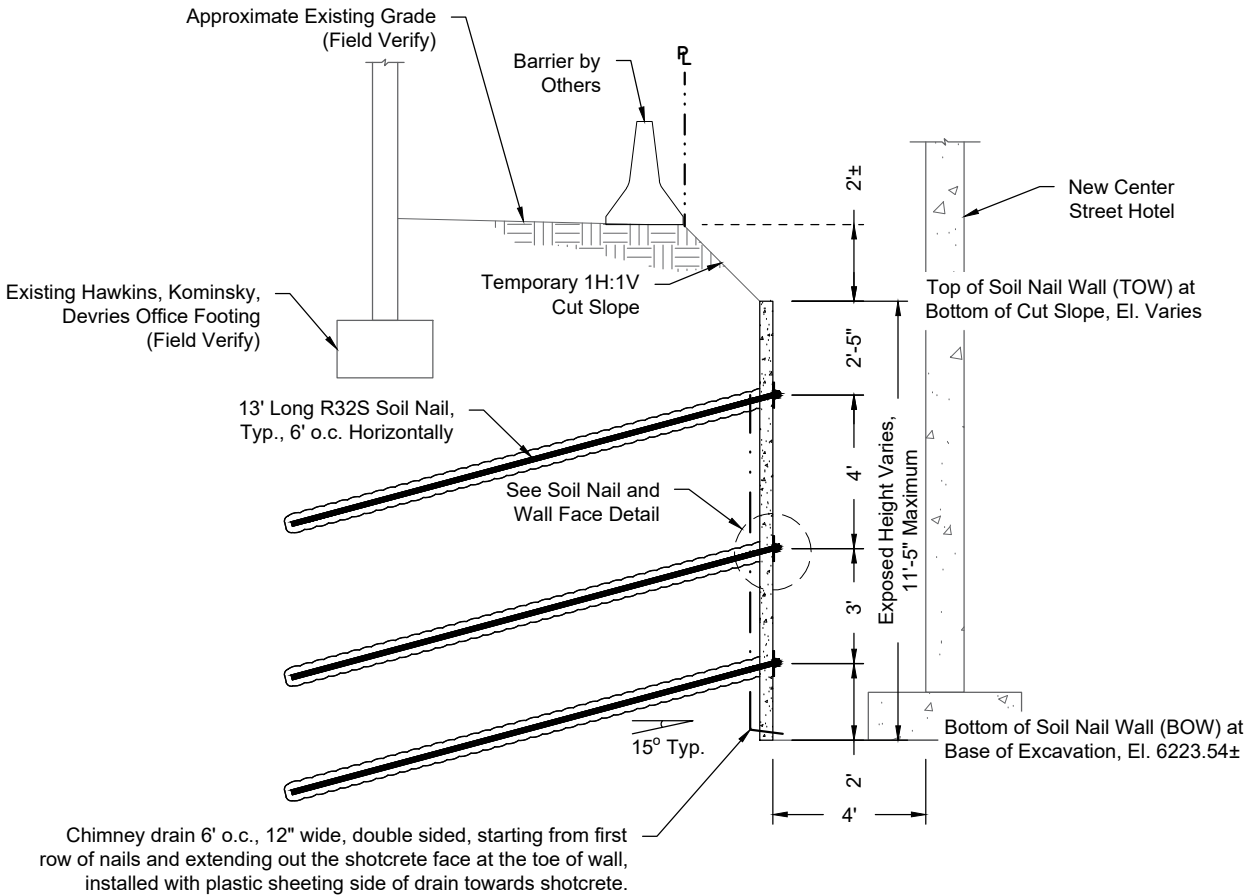
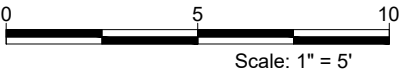


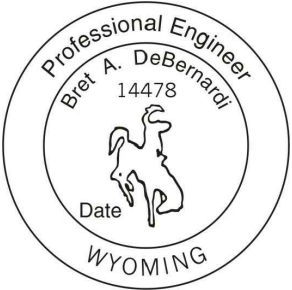
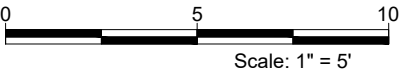
Exhibit A



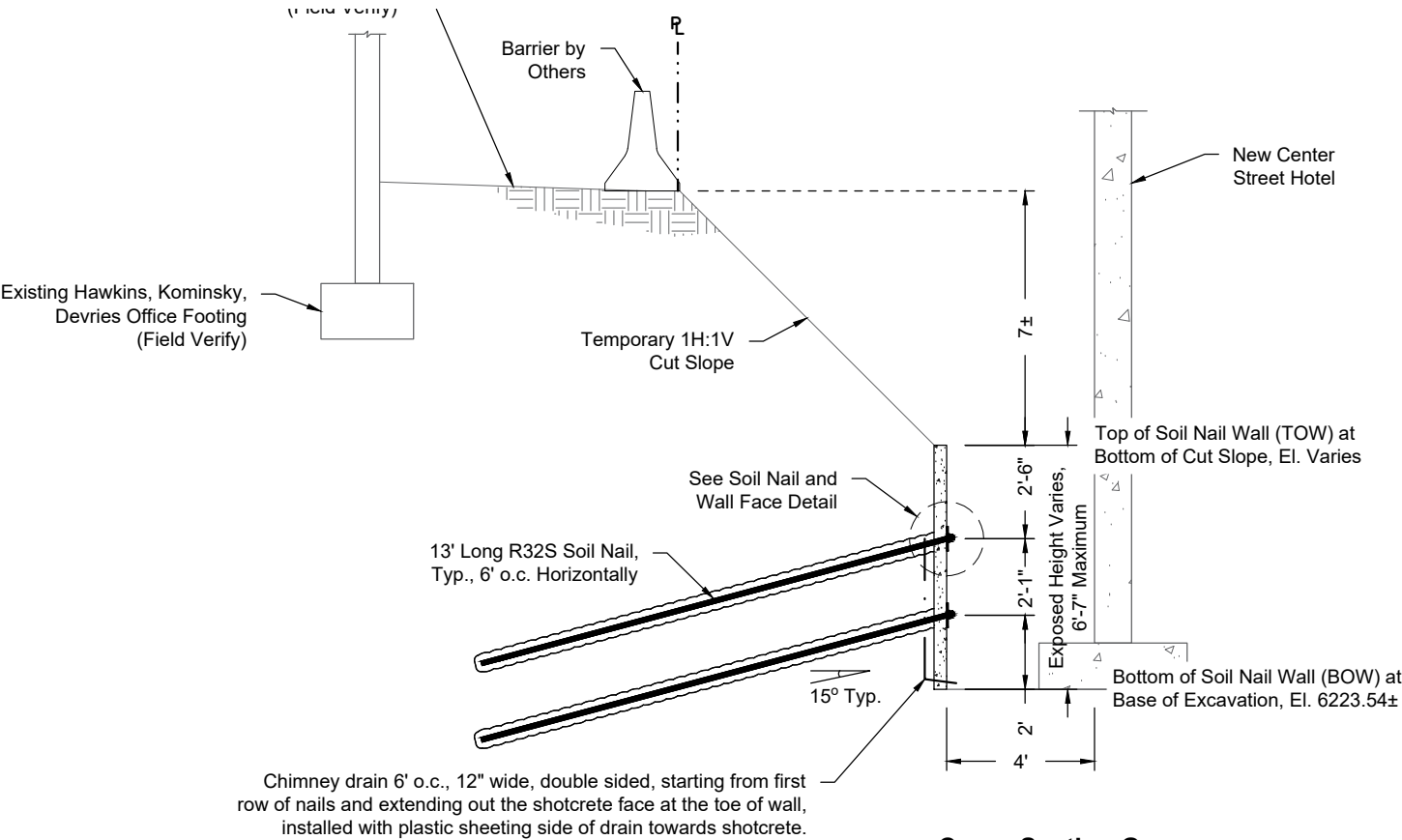
Cross-Section E



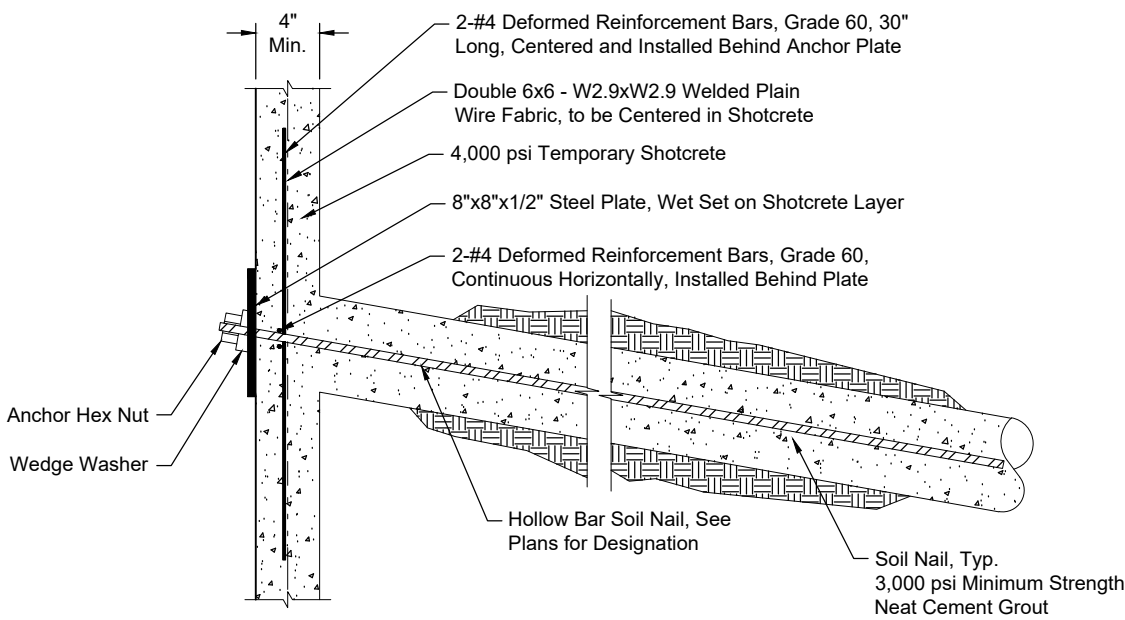
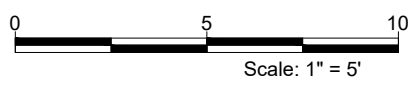
Cross-Section F



REFERENCE:	DATE	DESCRIPTION	DESIGNED FOR:	DESIGNED BY:	G² GORDON GEOTECHNICAL ENGINEERING, INC. 4426 South Century Drive, Ste 100, Salt Lake City, UT 84123 801-327-9600	Center Street Hotel 112 Center Street, Jackson, Wyoming	Temporary Shoring and Permanent Micropile Foundations	G ² PROJECT NO.: 223-010-19 SHEET NO.: 9 of 11
	04.12.19	Submitted for Review						
			G2B Company Inc. PO Box 3402, Nampa, Idaho			DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD	Cross-Sections	

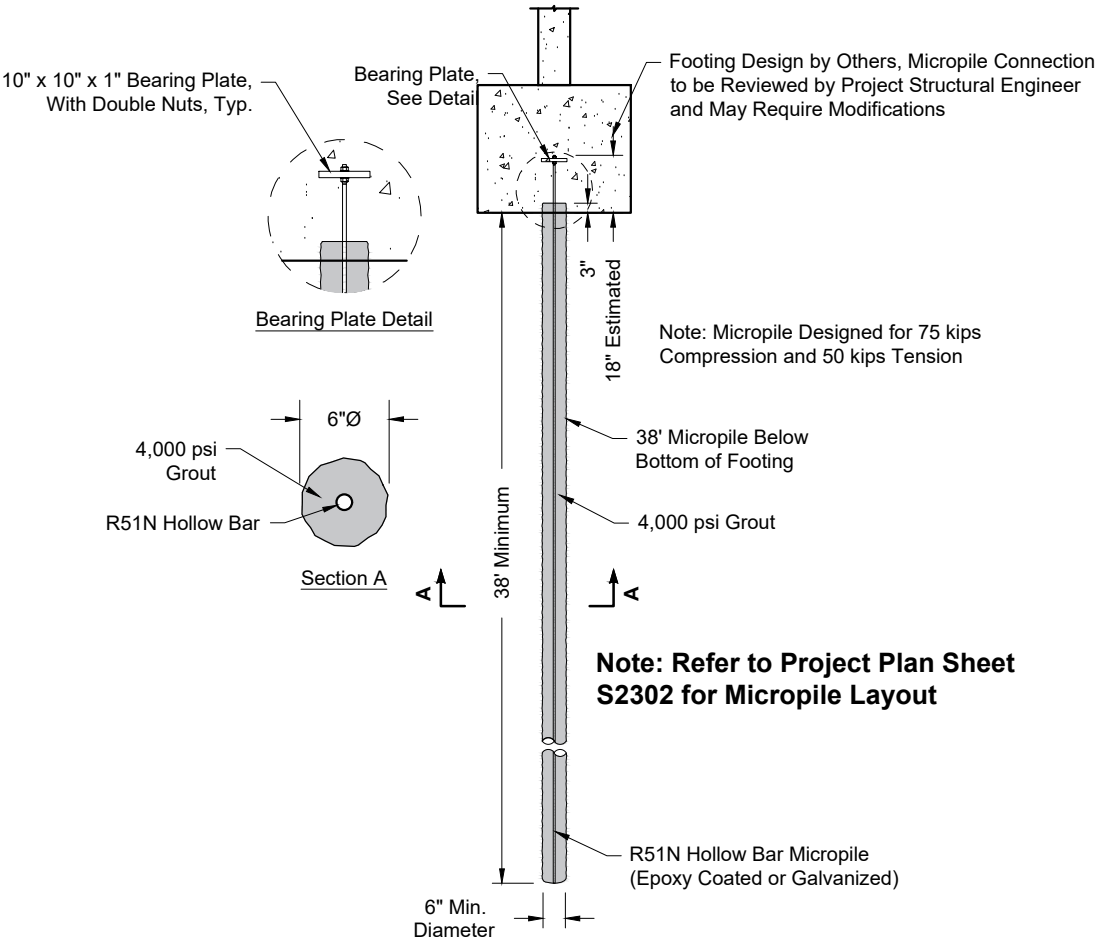


Cross-Section G



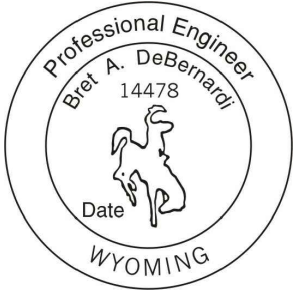
Soil Nail and Wall Face Detail

Not to Scale



Micropile Detail

Not to Scale



REFERENCE:	DATE	DESCRIPTION
	04.12.19	Submitted for Review

DESIGNED FOR:
G2B Company Inc.
PO Box 3402, Nampa, Idaho

DESIGNED BY:
GORDON GEOTECHNICAL ENGINEERING, INC.
4426 South Century Drive, Ste 100, Salt Lake City, UT 84123
801-327-9600

Center Street Hotel
112 Center Street,
Jackson, Wyoming

DESIGN BY: **BD** DRAWN BY: **TT** CHECKED BY: **BD** APPROVED BY: **BD**

Temporary Shoring and Permanent
Micropile Foundations
Cross-Section and Details

G² PROJECT NO.:
223-010-19
SHEET NO.:
10 of 11

General Notes

Introduction

- These permanent micropile and temporary soil nail wall shoring drawings and design are based upon the following documents:
 - Project Drawings Building Permit Submittal entitled "Center Street Hotel, 112 Center Street, Jackson, Wyoming," by IBI Grout, dated February 15, 2019.
 - "Geotechnical Investigation, Center Street Project, Jackson, Wyoming," by Nelson Engineering, Design Development Draft dated October 2018.
 - Desired shoring arrangement by General Contractor.
- The shoring and micropiles to be installed to the approximate lines and grades indicated in these drawings subject to field verification. Layout and limits to be determined in the field by General Contractor in keeping with the intent and overall objectives of these plans. It is recommended that the proposed structure and facilities be surveyed to provide a basis for the shoring layout. Gordon Geotechnical Engineering, Inc. (G²) to be notified immediately of potential conflicts with the shoring layout as shown. G² assumes no responsibility for damage to utilities or other structures.
- Contractor is responsible for construction of the shoring/micropiles as detailed on these plans. Variations from the layouts and details as shown hereon may not be made except with the express written consent of the design engineer (G²). Changes made in the field made without this consent shall be done solely at the risk of the contractor. Conflicts between these plans and the general project plans to be resolved by Gordon Geotechnical Engineering Inc., whose decision shall be final. No warranty is expressed or implied, only that these designs were prepared in general accordance with design principles in use at the time this work was performed.
- Prior to shoring and micropile installation, all utilities shall be potholed and verified. Modifications to the shoring may be required.

Materials

- Soil Nails to be DSI hollow core anchors (or engineer approved equivalent) as designated on these plans equipped with 3-inch nominal bit size. All bars shall be free of mill scale and rust at the time of installation.
- Micropiles to be DSI hollow core anchors (or engineer approved equivalent) as designated on these plans equipped with 6-inch nominal bit size. Micropiles bars shall be epoxy coated in accordance with ASTM A775 (or ASTM A934) or hot-dipped galvanized in accordance with ASTM A153.
- Metal bar centralizers shall be provided by the anchor manufacturer and shall be used at 10 feet centers throughout the bar length.
- Grout for the soil nails shall have a minimum 28 day strength of 3000 psi, and shall be mixed on site using Type I, II or III Portland Cement. Mix to have a specific gravity (mud balance) of no less than 1.81, and/or a water-cement ratio of 0.45. Alternatively, if a colloidal mixer is used, a specific gravity of 1.75 and/or a water cement ratio of 0.5 may be employed. Mix and installation shall conform to all applicable ACI specifications.
- Grout for the micropiles shall have a minimum 28 day strength of 4000 psi, and shall be mixed on site using Type I, II or III Portland Cement. Mix to have a specific gravity (mud balance) of no less than 1.81, and/or a water-cement ratio of 0.45. Alternatively, if a colloidal mixer is used, a specific gravity of 1.75 and/or a water cement ratio of 0.55 may be employed. Mix and installation shall conform to all applicable ACI specifications.
- All plate and structural steel to be Grade 50, ASTM A572 unless otherwise stated and shall be detailed according to AISC Standards. Bearing plates for micropiles shall be epoxy coated in accordance with ASTM A775 (or ASTM A934) or hot-dipped galvanized in accordance with ASTM A153.
- All welds to be with E70XX electrodes, in conformance with American Welding Society (AWS) "Structural Welding Code", AWS D1.1. Mill scale shall be removed prior to field welding.
- Welded Wire Mesh to conform to ASTM A82 and A185. Minimum wire mesh overlap is 12 inches.
- Shotcrete face for soil nail wall shall consist of an approved, pumpable mix having a 28 day strength of 4000 psi using Type I-II Portland Cement. Shotcrete shall be mixed and placed in accordance with ACI standards.
- Rebar to have a yield strength of 60 ksi. Minimum No. 4 rebar overlap is 46 inches (Class B) and 35 inches (Class A).

Temporary Soil Nail Wall Shoring Installation

- The face of the excavation shall be cut to within 1'-2' of the lines and grades as shown on these drawings for nail installation. After successful nail installation, the face may cut to the lines and grade shown on the plans and immediately shotcreted to the base of excavation. If excessive spalling or sluffing of soil from the face occurs during anchor installation, a flash coat of shotcrete shall be immediately sprayed to the base of the excavation immediately after the excavation is performed. If site soils are sufficiently stable, the excavation may be cut to the lines and grades shown. Alternatively, "splines" or micropiles using #4 bar on 18" centers may be utilized to provide additional face stability.
- Allowable tolerances for nail and shotcrete placement shall be:

Nail Position: +/- 6 inches in any direction.
Nail Length: no less than length shown.
Nail Inclination: +/- 2 degrees.
Casing size: 6 inches minimum.
Nail Horizontal Splay Angle: +/- 5 to 10 degrees.
Shotcrete thickness (where applicable): no less than shown.
Variations exceeding these values will require special consideration by G².
- Nails shall be installed in a horizontal sequence as shown on the plans. Nails to be continuously grouted as it is advanced into the hole. Nails not to advance more than 5 feet per minute and shall be worked back and forth in the hole at least 5 times during continuous grout feed, for each 10 feet it is advanced. Grout return to be maintained.

- 4-inch thick shotcrete to be placed and anchor plates to be wet set on the face.
- Excavation shall not extend more than 2 feet below the soil nail level until nail grout and shotcrete have been in place for three days. Successive vertical lifts shall not exceed 6 feet.

Soil Nail Testing

- Sacrificial Verification Nails: Four verification nails shall be installed around the site, two on the top row and two on the second row of nails. The verification test nails shall utilize the same installation methods as the production nails. The verification test nails shall be 15 feet in length with the outer 5 feet unbonded. Nail testing shall occur after the grout has set for 3 days. Contractor to utilize jack and pressure gauge calibrated within one year. Design load (DL) can be computed by multiplying the actual installed bond length by a working adhesion of 2.67 kips per lineal foot in soils (i.e. for 10' bond, DL = 10' x 2.67 kips/ft = 27 kips). Additional verification nails may be required at the discretion of the design engineer based upon different soil conditions or test results.

The load increments and load sequence shall be:

Seating load (2%-4% DL), 25% DL, 50% DL, 75% DL, 100% DL, 150% DL, with a Creep Test. Each incremental load up shall be held until stable with the deflection recorded. At 150% DL, a 10 minute creep test shall be performed with deflection measurements taken at 1, 3, 5, 6, 8, and 10 minutes. If the creep rate (movement between 1 and 10 minute readings) is less than or equal to 0.04 inches, the nail is considered acceptable. If creep movement exceeds 0.04 inches, the nail shall be held for an additional 50 minutes with readings taken at 20, 30, 40 and 60 minutes. If creep movement taken over a log cycle of time (movement between 6 and 60 minute readings) is less than 0.08 inches, the nail is considered acceptable. After creep test, the nail shall be further tested in increments of 25% DL to failure. Maximum load shall not exceed 56 kips for R32S bar. All test results shall be forwarded to G² for review.

Verification testing will determine if the nails achieve the assumed design adhesion. If nails do not achieve necessary values, the nails may need to be lengthened, utilize larger bits, or other modifications as determined by the contractor and wall designer.

- Proof Testing: A minimum of 5 percent of the production soil nails to be prooftested to 150% of the design load. The nails to be randomly placed throughout the wall. Nail length of nails shall be according to the appropriate production lengths indicated on the elevation view. All test nails shall utilize a 5 foot long PVC bondbreaker at the top of the shotcrete to extend the bar through the shotcrete. Cribbing to support the reaction plate and jack will be required. Nail testing shall occur after the grout has set for 3 days. Contractor to utilize jack and pressure gauge calibrated within one year. Design load (DL) can be computed by multiplying the actual installed bond length by a working adhesion of 2.67 kips per lineal foot in soils (i.e. for 10' bond, DL = 10' x 2.67 kips/ft = 27 kips). Additional verification nails, may be required at the discretion of the design engineer based upon different soil conditions or test results.

The load increments and load sequence shall be:

Seating load (2%-4% DL), 25% DL, 50% DL, 75% DL, 100% DL, 150% DL, with a Creep Test. Each incremental load up shall be held until stable with the deflection recorded. At 150% DL, a 10 minute creep test shall be performed with deflection measurements taken at 1, 3, 5, 6, 8, and 10 minutes. If the creep rate (movement between 1 and 10 minute readings) is less than or equal to 0.04 inches, the nail is considered acceptable. If creep movement exceeds 0.04 inches, the nail shall be held for an additional 50 minutes with readings taken at 20, 30, 40 and 60 minutes. If creep movement taken over a log cycle of time (movement between 6 and 60 minute readings) is less than 0.08 inches, the nail is considered acceptable. Maximum load shall not exceed 56 kips for R32S bar. All test results shall be forwarded to G² for review. Nails not meeting this criteria shall be reviewed on a case by case basis.

Micropile Installation

- Refer to Project Specifications (Section 31 62 00) for applicable information regarding micropile testing, installation, records of installation, etc.
- Micropiles shall be installed at the locations indicated on the project structural foundation and footing plans.
- Micropiles to be continuously grouted as it is advanced into the hole. Micropiles shall not to advance more than 5 feet per minute and shall be worked back and forth in the hole at least 5 times during continuous grout feed, for each 10 feet it is advanced. Grout return to be maintained.
- Centralizers shall be utilized at 10 feet on center.
- The micropile bar shall be left above top of micropile for connection to the footing at the desired location within the footing (double nuts with bearing plate or as required/specified by project structural engineer).
- Allowable installation tolerances for micropile placement shall be:

Position: +/- 3 inches in any direction.
Inclination and Orientation: +/- 2 degrees.
Vertical Elevation of Top of Pile: +/- 1 inch.
Length: no less than length shown.

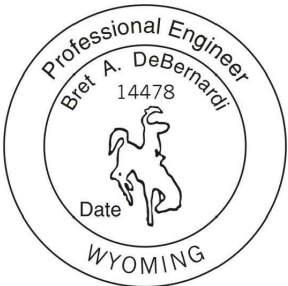
Micropile Testing

- Micropile testing will include one verification (sacrificial) tests prior to production installation. Test pile shall be installed using the same equipment and techniques as the production piles.
- Testing will be performed in tension to facilitate the procedure, however, loads will require the use of a larger hollow bar T76N or engineer approved equal. If possible, the same bit size as the production micropiles shall be utilized, otherwise modifications of the test "Design Load" would have to be prorated for the difference in test pile bit size and production pile bit size. Design load is 75 kips compression and 50 kips tension, however, the maximum load of 75 kips shall be used as the Design Load in all tension test unless bit size requires some variation.
- All test results to be forwarded to Gordon Geotechnical Engineering Inc. for review. The micropile shall be tested in tension to 2xDL in accordance with Project Specification Section 31 62 00.
- Micropile test shall include tension tests only to confirm design adhesions. These adhesions have been estimated based upon boring logs for the project. If test results are not satisfactory, modification of the design length may be required.

Other

- The following parameters/assumptions have been assumed in the soil nail shoring design (refer to the accompanying design memorandum):
 - Soils:

Gravel Soils: Moist Unit Weight = 135 pcf, Friction Angle = 36 degrees, Cohesion = 50 psf.
 - Existing Wells Fargo Foundation Loading (SW Corner): Line load = 6 kips/ft and 12' of grade change between bottom of footing and floor slab.
 - Existing Pebble Commercial/Professional Building (North Side) Foundation Loading: Line load = 7.5 kips/ft and 3' of grade change between bottom of footing and floor slab.
 - Existing Hawkins, Kominsky, Devries Office I Building (East Side) Foundation Loading: Line load = 3.0 kips/ft.
 - Area surcharge of 125 psf for live load on floor slabs starting behind existing building walls.
 - Traffic area surcharge loading of 250 psf beyond buildings.
 - No groundwater.
 - Projected shoring movements: Approximately 0.5" to 1" laterally and vertically. Actual movements will vary based upon installation techniques, soil consistency, etc.
 - No other large surcharge loadings such as cranes, etc. on top of the shoring. These must be reviewed on a case by case basis for each loading and may require modification to the shoring.
- Micropiles have been designed as friction piles with capacity generated in the gravel soils present approximately 13 feet below bottom of pile cap. An ultimate adhesion of 7 kips per lineal foot has been utilized in the gravel soils.
- Fall protection on top of slopes and shoring is the responsibility of others.



REFERENCE:	DATE	DESCRIPTION	DESIGNED FOR:	DESIGNED BY:	Center Street Hotel 112 Center Street, Jackson, Wyoming	Temporary Shoring and Permanent Micropile Foundations	G ² PROJECT NO.: 223-010-19
	04.12.19	Submitted for Review					
			G2B Company Inc. PO Box 3402, Nampa, Idaho	 GORDON GEOTECHNICAL ENGINEERING, INC. 4426 South Century Drive, Ste 100, Salt Lake City, UT 84123 801-327-9600	DESIGN BY: BD DRAWN BY: TT CHECKED BY: BD APPROVED BY: BD	General Notes	SHEET NO.: 11 of 11



May 15, 2019

Mr. Brian Lenz
Town of Jackson
150 East Pearl Avenue
Jackson, WY 83001

RE: Soil Nail Analysis – Center Street Hotel, Jackson, WY

Dear Mr. Lenz,

Crystal Creek Capital has requested that DAC provide the following information relating to anticipated cost projections to remove soil nails proposed for the Center Street Hotel:

Labor Cost One Shoring Nail: Twenty (20) cents per nail

- 1 Shoring Nail = 20 seconds to cut
- Labor @ \$35 per hour or 58 cents per minute
- .58/3 nails per minute = 19.33 cents per nail

Equipment:

- Demo saw rental: \$90 per day

Total Cost for cutting 180 nails:

\$36.00	20 cents per nail x 180 nails
\$90.00	Equipment costs: saw rental
\$100.00	Equipment mobilization
\$226.00	Total for removal of nails
\$282.50	125% due to Town of Jackson

If you have questions or require additional information, please let me know.

Sincerely,

DICK ANDERSON CONSTRUCTION

Brian Bolton, V.P.

ORDINANCE 1229 (U)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE Nos 1141 AND 1020, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 854, SECTION 4 OF TOWN OF JACKSON ORDINANCE NO. 760, SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 601, 493, 483, 450, 430, 406 AND 320, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 271 AND SECTION 15.04.020 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION 1.

Section 1 of Town of Jackson Ordinance Nos. 1141 and 1020, Section 2 of Town of Jackson Ordinance No. 854, Section 4 of Town of Jackson Ordinance No. 760, Section 1 of Town of Jackson Ordinance Nos. 601, 493, 483, 450, 430, 406 and 320, Section 2 of Town of Jackson Ordinance No. 271 and Section 15.04.020 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

15.04.020 International Building Code.

All buildings and temporary structures built or located within the town from and after July 1, 2019, shall be constructed in accordance with the requirements of the International Building Code, 2018 Edition, as published by the International Code Council, specifically **excluding** all appendices. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

1. The last sentence of **Section 101.4.3. Plumbing** shall read, "The provisions of the *Wyoming Department of Environmental Quality shall apply to private sewage disposal systems.*"
2. **Section 101.4.4 Property Maintenance** shall be deleted in its entirety.
3. **Section 103.3 Deputies.** The last sentence shall be deleted.
4. **Section 105.2 Work exempt from permit.** Item 11 shall read, "*Swings and other playground equipment.*"
6. **Section 108.3 Temporary Power.** The last sentence shall read, "The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the National Electrical Code."
7. **Section 109.2 Schedule of Fees** shall read, "On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as established in the adopted fee schedules. A non-refundable deposit of two hundred and fifty dollars (\$250.00), to be applied against the full building permit fee, shall be paid at the time of building permit application for all commercial, industrial, and multi-family buildings. The fee for each permit shall be as set forth in the adopted Building Permit Fees Schedule of the Town of Jackson.
8. A second sentence shall be added to **Section 109.2** Schedule of permit fees which shall read, "Additionally, when a third party review is required by the administrative authority, it shall be paid for by the applicant, authorized representative, or owner."
9. **Section 109.6 Refunds** shall read "“Not more than 80 percent of the permit fee paid shall be refunded before 270 days from the date of permit issuance, when no work has been done under a permit issued in accordance with this code.”"
10. Add **Section 110.3.11 Re-inspection Fee.** "A re-inspection fee may be assessed for each inspection or re-inspection when such portion of the work for which inspection is requested is not complete or when required corrections have not been made. Re-inspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from the plans requiring the approval of the Building Official."
11. **Section 305.2 Group E, Day Care** Facilities shall be revised to read, "The use of a building or structure, or portion thereof, for educational, supervision or personal care services for more than ten children older than 2-1/2 years of age, shall be classified as a Group E occupancy."
12. **Section 308.5.4** Ten or fewer persons receiving care in a dwelling unit shall be revised to read, "A facility such as the above with ten or fewer persons shall be classified as a Group R-3 or shall comply with the International Residential code in accordance with Section 101.2."
13. **Section 901.7 Fire Areas.** Revise to read as follows: Where structures or portions thereof, are 5,000 square feet or larger, the building shall be protected by an approved automatic fire sprinkler system, installed in accordance with further requirements of the IBC, IFC, and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy. For the purpose of this section, square footage calculations shall be measured from the exterior surface of framing members encompassing the perimeter of the Fire Area, from the interior surface of concrete or masonry walls that are 50 % or more below grade, and for log construction to the exterior surface of foundations or supporting elements.

14. **Section 903.2 Where required.** A second sentence shall be added and shall read, "Additionally, all structures, regardless of occupancy, 5000 square feet or larger shall be protected by an approved automatic sprinkler system, installed in accordance with further requirements of this Chapter whichever applies based on type of occupancy. Where requirements in this chapter are more restrictive, the more restrictive requirement shall control. EXCEPTIONS: Agricultural buildings. Where uses other than residential occur within an agricultural building, and comprise not more than 10% of the floor area of such building, an automatic fire extinguishing system may be omitted unless otherwise required by this Chapter."
15. The exceptions to **Fire Alarms Sections 907.2.1** Group A, 907.2.2 Group B, 907.2.4 Group F, and 907.2.7 Group M shall be revised to read as follows:
Exception: See section 907.2 of the International Fire Code for locations of manual fire alarm boxes.
16. Delete **Section 1030.1 Exception 4** in its entirety.
17. A fourth sentence **shall be added to the first** paragraph of **Section 1608.2, Ground Snow Loads** and shall read, "The ground snow load shall be 93 psf.
18. The second sentence of Section **1805.1.2 Under Floor Space** shall be revised to read "Where there is evidence that the seasonal ground water table rises to the elevation of the bottom floor of the crawl space, the ground level of the under floor space shall be elevated to a minimum of 12 inches above such elevation unless an approved drainage system is provided".
19. **Section 1809.5 Frost Protection.** Amend by Deleting Section 1809.5 in its entirety and replacing with the following: "Foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by the following method; Footings subject to frost shall have a minimum depth of 34 inches measured from finished grade to the bottom of the footing or the depth otherwise specified by the Soils Engineer for record."
20. **Section 1809.12 Timber Footings.** Amend by deleting in its entirety.
(Ord. 1229 § 1, 2019; Ord. 1141 § 1, 2016; Ord. 1020 § 1, 2013; Ord. 854 § 2, 2007; Ord. 760 § 4, 2004; Ord. 601 § 1, 1998; Ord. 493 § 1, 1995; Ord. 483 § 1, 1994; Ord. 450 § 1, 1992; Ord. 430 § 1, 1991; Ord. 406 § 1, 1990; Ord. 320 § 1, 1984; Ord. 271 § 2, 1981.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 15TH DAY OF APRIL, 2019.
PASSED 2ND READING THE 6TH DAY OF MAY, 2019
PASSED AND APPROVED THE 20TH DAY OF MAY, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)ss
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1229 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____ 2019. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE 1230 (V)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1147 AND 1024, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 856, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 764 AND SECTION 15.17.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION 1.

Section 1 of Town of Jackson Ordinance Nos. 1147 and 1024, Section 2 of Town of Jackson Ordinance No. 856, Section 3 of Town of Jackson Ordinance 764 and Section 15.17.010 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

15.17.010 International Residential Code--Adoption by reference.

All detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress built or located within the town from and after July 1, 2019 shall be constructed in accordance with the requirements of the International Residential Code, 2018 Edition, as published by the International Code Council, specifically **including appendix F**. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

1. **Section R102.7 Existing Structures.** The first sentence shall read "The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public."
2. A second sentence shall be added to **Section 108.2 Schedule of permit fees** that reads, "On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as set forth in the adopted Town of Jackson permit fee schedule."
3. **Section 108.5 Refunds** shall read, "Not more than 80 percent of the permit fee paid shall be refunded when no work has been done under a permit issued in accordance with this code".
4. **Section R113.4 Violation Penalties** shall be revised to read, "Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties 1.12.010 of the Town of Jackson Municipal Code".
5. **R301.1 Design.** Add the following: Residential structures, regardless of occupancy, 5,000 square feet or larger shall be protected by an approved automatic fire sprinkler system, installed in accordance with further requirements of the IRC and/or NFPA 13, 13D or 13R, whichever applies, based on type of occupancy and use of the structure.

EXCEPTIONS:

1. Agricultural buildings. Where uses other than residential occur within an agricultural building, and comprise not more than 10% of the floor area of such building, an automatic fire extinguishing system may be omitted unless otherwise required by other provisions as adopted by Town of Jackson
2. Additions to existing residences built after October 1st 1991, may use the 2 hr. fire barrier provision to separate the fire areas to 5000 sq. ft. or less on each side of the fire barrier, shall not be required to provide sprinkler protection provided that all provisions are met:
 - a. The door or doors separating the areas shall be 90 minute rated, self-closing and provided with hold-open devices actuated to release on detection of smoke by detectors located on each side of the door or by the loss of power.
 - b. Ducts that penetrate fire barrier shall have fire damper that is fire-resistance-rated to 90 minutes.
3. Buildings permitted before October 1st 1991.

EXCEPTION: Buildings permitted before October 1st 1991 with additions permitted for construction on or after that date, totaling 5000 square feet or larger, shall be required to be protected by an approved sprinkler system throughout or may have the additions only, protected by an approved sprinkler system, provided they are separated from the exiting construction by a two hour fire barrier approved by the Building Official.

For the purpose of this section, square footage calculations shall be measured from the exterior surface of framing members encompassing the perimeter of the Fire Area, from the interior

surface of exterior concrete or masonry walls that are 50 % or more below grade, and for log construction to the exterior surface of foundations or supporting elements.

6. **Table R301.2(1)** shall read as follows:

Ground snow load - 93 psf
Wind Speed - 115 mph
Seismic Design Category- D
Weathering - Severe
Frost Line Depth - 34 inches
Termite - None to Slight
Winter Design Temperature -30 degrees f
Ice Shield Underlayment Required - Yes
Flood Hazards - 1989
Air Freezing Index - 2531
Mean Annual Temp - 38 degrees

7. The first sentence in **Section 301.1.3 Engineered design** shall be revised to read, “All residential structures shall be designed by a civil or structural engineer licensed in the State of Wyoming.

EXCEPTION:

Single family residences and accessory structures which are (1) of one story; (2) are of a regular (i.e. generally square or rectangular) shape; and (3) are of 2000 square feet of floor area or less. Such structures shall be designed in accordance with generally accepted engineering practices per the International Building Code, but need not obtain the stamp or seal of a civil or structural engineer.

8. **Section R302.6 Shall be revised to read: Dwelling/garage Separation required:** “The garage shall be separated from the residence and its attic area by not less than 5/8 inch Type X gypsum board applied to the garage side. The structure supporting the separation shall also be protected by not less than 5/8 inch Type X gypsum board.
9. **Section R302.7 Under stair protection** shall be revised to read, “Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8 inch gypsum board.”
10. Delete **Section R302.13** in its entirety.
11. Delete **Section R309.5 Fire Sprinklers** in its entirety.
12. **Section R310.1 Emergency Escape and Rescue Openings.** Delete **Exception 2** in its entirety.
13. Delete **Section R313 Automatic Fire Sprinkler Systems** in its entirety.
14. **Section R403.1.4.1 Frost Protection.** Item 1 to read “Extended below frost line, which is 34.” Delete item number 2 in its entirety. Change exception 1 to read “Freestanding accessory structures with an area of 600 square feet or less and an eave height of 10 feet or less shall not be required to be protected.”
15. **Sections R403.3.** Shall be replaced with the sentence reading “Frost protected shallow foundations are prohibited.”
16. Delete Chapter 11 in its entirety and replace with Chapter 11 of the 2012 International Residential Code. Amend as follows:
N1101.1.1 Special Conditions.
 1. All pools and spas shall be equipped with evaporation control covers.
 2. All exterior landscape lighting shall be solar powered.
 3. The first 5 feet of piping to storage water heaters shall be insulated.
 4. Interior lighting fixtures shall be limited to 25% maximum use of incandescent lighting.
 5. Finished garages and accessory structures shall meet the minimum insulation requirements for Table N1101.1.1.
17. **Section N1102.1 Insulation and fenestration criteria.** Amend by adding the following: In addition to these requirements, homes with exterior log walls shall meet following requirements.
 1. Logs in exterior walls shall have a minimum dimension of 8 inches and shall have all spiral cracks greater than ¼ inch sealed in an approved manner.
 2. Roof insulation shall be a minimum R-49.
 3. The reduction of R-values listed in N1102.2.1 and N1102.2.2 shall not apply.
 4. The primary heating source shall have a minimum AFUE rating of 90.
 5. Fenestration shall not exceed 30% of the gross conditioned wall area above grade. To determine allowable wall area of walk out (daylight) basements, the wall must have a minimum of 6 foot exposure from finished grade. The 30% limit can be exceeded only if the designer can demonstrate that the UA total of the proposed design is less than the UA total of the same structure with 30% fenestration total and code minimum insulation and fenestration values using the ResCheck or other approved software programs.
18. Delete **Section N1102.4.1.2 Testing** in its entirety.
19. **Section M1503.3** Delete exception for new construction. Exception can only be used if the kitchen fan installation would require existing finishes to be removed.
20. Add **Section M1701.1.1 Buildings of unusually tight construction.** Add the first sentence to read as follows: In all structures containing habitable space or unusually tight construction, combustion air shall be obtained from outside the thermal envelope.
21. **Section G2406.2 (303.3) Prohibited Locations.** Delete Exceptions 3 and 4 in their entirety.

22. **Section G2414.5** shall be revised to read as follows: Copper and brass tubing shall not be used for installations of gas piping systems.
23. **Section G2432.1 (602.1)** Amend by adding the following: Decorative appliances installed in residential occupancies shall be listed and labeled to allow for installation of glass doors and be listed and labeled to operate with the doors in the closed position.
Exception: An approved Flue Sentinel may be installed with an electrical interlock in conjunction with the decorative appliance **only** if the doors are not installed on the fireplace.
24. **Section G2433.1 (603.1) Log lighters.** General. Amend by adding the following sentence: All gas fired log lighters shall be provided with a listed pilot safety device installed in accordance with the manufacturer's installation specifications.
25. **Section G2445.4 (621.2) Prohibited Use** shall read, "Unvented room heaters shall not be installed in dwelling units, normally occupied spaces, any area meeting the definition of unusually tight construction, and shall also comply with Section G2406.2.
26. A second sentence shall be added to **Section G2445.7** Unvented log heaters and shall read, "Unvented log heaters shall not be installed in habitable rooms or spaces or any space meeting the requirements of unusually tight construction."
27. **Section P2603.5** The last sentence shall be revised to read "Water service pipe shall be installed not less than 72 inches deep".
28. **Section P2603.5.1** shall be revised to read: "Building sewers shall be a minimum of 48 inches below grade or shall be protected from freezing in an approved manner by the administrative authority."
29. **Section P3103.1.1** shall be revised to read "Open vent pipes that extend through a roof shall be terminated at least 16 inches above the roof or 6 inches above the anticipated snow accumulation, whichever is greater.
30. Delete **Sections E34 thru E40** in their entirety.
(Ord. 1230 § 1, 2019; Ord. 1147 § 1, 2016; Ord.1024 § 1, 2013; Ord. 856 § 2, 2007; Ord. 764 § 3, 2004.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 15TH DAY OF APRIL, 2019.
PASSED 2ND READING THE 6TH DAY OF MAY, 2019
PASSED AND APPROVED THE 20TH DAY OF MAY, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)ss
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1230 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____ 2019. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE 1231 (W)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1024, SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1144 AND 858, SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 766 AND SECTION 15.27.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1024, Section 2 of Town of Jackson Ordinance Nos. 1144 and 858, Section 1 of Town of Jackson Ordinance 766 and Section 15.27.010 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

15.27.010 International Fuel Gas Code-- Adoption by reference.

All buildings and temporary structures built or located within the town from and after July 1, 2019 shall be constructed in accordance with the requirements of the International Fuel Gas Code, 2018 Edition, as published by the International Code Council, specifically **excluding** all appendices. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

1. **Section 101.1 Title** shall read, "These regulations shall be known as the Fuel Gas Code of the Town of Jackson, hereinafter referred to as "this code".
2. **Section 106.6.2 Fee Schedule** shall read, "The fees for work shall be as indicated in the adopted Town of Jackson Mechanical/Plumbing permit schedule."
3. **Section 106.6.3 Fee Refunds** number .2 shall read "Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. Number 3 shall be deleted.
4. A third sentence shall be added to **Section 107.3.3 re-inspection and testing** and shall read, "A re-inspection fee may be assessed for each inspection or re-inspection when such portion of the work for which inspection is requested is not complete or when required corrections have not been made. Re-inspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from the plans requiring the approval of the Building Official".
5. **Section 108.4 Violation Penalties** shall read "Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing or mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate of occupancy issued under the provisions of this code, shall, upon conviction, be punished as provided in Section 1.12.010 of the Town of Jackson Municipal Code".
6. The last sentence of **Section 108.5 Stop Work Orders** shall read "Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall, upon conviction, be punished as provided in Section 1.12.010 of the Town of Jackson Municipal Code".
7. **Section 303.3 Prohibited Locations** Exception 3 and 4 shall be deleted.
8. **Section 403.4.3 Copper and copper alloy** shall be revised to read "Copper piping shall not be used for natural gas piping."
9. **Section 403.5** shall be revised to read as follows: Copper and brass tubing shall not be used for installations of gas piping systems.
10. **Section 602.1** Amend by adding the following: Decorative appliances installed in residential occupancies shall be listed and labeled to allow for installation of glass doors and be listed and labeled to operate with the doors in the closed position.
Exception: An approved Flue Sentinel may be installed with an electrical interlock in conjunction with the decorative appliance **only** if the doors are not installed on the fireplace
11. **Section 603.1 Log Lighters** shall have the following sentence added "All gas fired log lighters shall be provided with a listed pilot safety device installed in accordance with the manufacturer's installation requirements."
12. **Unvented Room Heaters Section 621.2 Prohibited Use** shall be deleted.
13. **Section 621.4 Prohibited Locations** shall read, "Unvented room heaters shall not be installed in residential occupancies, habitable rooms or spaces, or building of unusually tight construction."

14. **Section 621.7 Unvented decorative room heaters.** Revise to read as follows: An unvented decorative room heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127 and Section 602.
15. **Section 621.7.1 Ventless firebox enclosures** shall be deleted in its entirety.
(Ord. 1231§ 1, 2019; Ord. 1144 § 2, 2016; Ord. 1024 § 1, 2013; Ord. 858 § 2, 2007; Ord. 766 § 1, 2004.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 15TH DAY OF APRIL, 2019.
PASSED 2ND READING THE 6TH DAY OF MAY, 2019
PASSED AND APPROVED THE 20TH DAY OF MAY, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)ss
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1231 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____ 2019.

I further certify that the foregoing Ordinance was duly recorded on page ____of Book ____of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE 1232 (X)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1145 AND 1023; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 855, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 762, SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 603, 494, 447, 412 AND 322, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 273 AND SECTION 15.12.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1145 and 1023, Section 2 of Town of Jackson Ordinance No. 855, Section 3 of Town of Jackson Ordinance No. 762, Section 1 of Town of Jackson Ordinance Nos. 603, 494, 447, 412 and 322, Section 2 of Town of Jackson Ordinance No. 273 and Section 15.12.010 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

15.12.010 International Mechanical Code--Adoption by reference.

All buildings and temporary structures built or located within the town from and after July 1, 2019 shall be constructed in accordance with the requirements of the International Mechanical Code, 2018 Edition, as published by the International Code Council, specifically excluding all appendices. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

1. **Section 101.1 Title** shall read, "These regulations shall be known as the Mechanical Code of the Town of Jackson, hereinafter referred to as "this code".
2. **Section 106.5.2 Fee schedule** shall read, "The fees for work shall be as adopted by the Town of Jackson in the Mechanical/Fuel Gas fee schedule.
3. **Section 106.5.3 Fee refunds** number .2 shall read "Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
4. **Section 106.5.3 Fee refunds** number .3 shall be deleted.
5. A third sentence shall be added to **Section 107.2.3 Approval** and shall read, "A re-inspection fee may be assessed for each inspection or re-inspection when such portion of the work for which inspection is requested is not complete or when required corrections have not been made. Re-inspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from the plans requiring the approval of the Building Official".
6. **Section 108.4 Violation penalties** shall read, "Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing or mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate of occupancy issued under the provisions of this code, shall, upon conviction, be punished as provided in Section 1.12.010 of the Town of Jackson Municipal Code".
7. The last sentence of **Section 108.5 Stop work orders** shall read "Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall, upon conviction, be punished as provided in Section 1.12.010 of the Town of Jackson Municipal Code".
8. **Section 702.1** shall be added to read, "Combustion and dilution air shall be permitted to be obtained entirely from the indoors in buildings, *other than Group R Occupancies*, that are not of unusually tight construction".
9. **Section 702.2** shall be added to read, "This section shall apply only to appliances located in confined spaces in buildings, *other than Group R Occupancies*, not of unusually tight construction."
10. A second sentence shall be added to **Section 903.3 Unvented gas log heaters** and shall read, "Unvented gas log heaters shall not be installed in residential occupancies, habitable rooms or spaces or building of unusually tight construction."

Said code is available in the offices of the Town Clerk and the Town Building Official.

(Ord. 1232 § 1, 2019; Ord. 1145§ 1, 2016; Ord. 1023 § 1, 2013; Ord. 855 § 2, 2007; Ord. 762 § 3, 2004; Ord. 603 § 1, 1998; Ord. 494 § 1, 1995; Ord. 447 § 1, 1992; Ord. 412 § 1, 1990; Ord. 322 § 1, 1984; Ord. 273 § 2, 1981.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 15TH DAY OF APRIL, 2019.
PASSED 2ND READING THE 6TH DAY OF MAY, 2019
PASSED AND APPROVED THE 20TH DAY OF MAY, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)ss
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1232 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____ 2019.

I further certify that the foregoing Ordinance was duly recorded on page ____of Book ____of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE 1233 (Y)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1146 AND 1025, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 857, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 765, SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 602, 495, 448, 407, 323, 274 AND 64, AND SECTION 15.24.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance Nos 1146 and 1025, Section 2 of Town of Jackson Ordinance No. 857, Section 3 of Town of Jackson Ordinance 765, Section 1 of Town of Jackson Ord. 602, 495, 448, 407, 323, 274 and 64, and Section 15.24.010 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

15.24.010 Adoption of International Plumbing Code by reference.

All buildings and temporary structures built or located within the town from and after July 1, 2019 shall be constructed in accordance with the requirements of the International Plumbing Code, 2018 Edition, as published by the International Code Council, specifically **excluding** all appendices. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

1. Section 106.6.2 **Fee Schedule** shall read, "The fees for work shall be paid as required in the adopted Town of Jackson plumbing fee schedule."
2. Section 106.6.3 **Fee refunds** number .2 shall read, "Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code."
3. Section 106.6.3 **Fee refunds** number 3 shall be deleted.
4. Section 108.4 **Violation penalties** shall read, "Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate of occupancy issued under the provisions of this code, shall, upon conviction, be punished as provided in Section 1.12.010 of the Town of Jackson Municipal Code."
5. The last sentence of Section 108.5 **Stop work orders** shall read, "Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall, upon conviction, be punished as provided in Section 1.12.010 of the Town of Jackson Municipal Code".
6. The last sentence of Section 305.4 **Freezing** shall read, "Exterior water supply system piping shall be installed not less than 6 feet below grade."
7. Section 305.4.1 **Sewer depth** shall read "Building sewers shall be a minimum of 48 inches below grade or shall be protected from freezing in an approved manner by the administrative authority."
8. Section 312.3 Delete sentence "Plastic pipe shall not be tested using air."
9. Section 413 **Commercial Food Waste Grinder Units** shall have an additional section 413.1.1 **Prohibited Installations** added which shall read, "Food waste grinder units shall not be installed in commercial kitchens unless connected to an approved grease interceptor with a minimum liquid capacity of 750 gallons."
10. Section 608.16.4 Connection to automatic fire sprinkler systems and standpipe systems shall read, "The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a reduced pressure principle backflow preventer."
11. Section 904.1 Required vent extension shall read, "All open vent pipes that extend through a roof shall be terminated at least 16 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof."
12. **903.2 Frost closure.** Amend the first sentence to read: Every vent extension through a roof or wall shall be a minimum of 3 inches in diameter.
13. Section 1003.3 Grease interceptors shall read, "Grease interceptors shall be approved by the Building Official and shall comply with the requirements of Sections 1003.3.1 through 1003.3.5."

Interior grease interceptors shall be provided with a solids interceptor that shall separate the discharge before connecting to the interior grease interceptor.”

14. Section 1003.3.2 Food Waste disposers shall be amended to read, “*Food waste disposers shall not be connected to a grease interceptor with a liquid capacity of less than 750 gallons. Emulsifiers, chemicals, enzymes and bacteria shall not discharge into the food waste grinder.*”
15. Amend section 1003.3.6 to read: Grease Interceptors shall be sized by the Town of Jackson Engineering Department.
16. Section 1106.1 General. Amended to read as follows: The sizing requirements for this section shall be based upon the 100 year 1 hour rainfall rate of 1.8 inches.

(Ord.1233 § 1, 2019; Ord. 1146 § 1, 2016; Ord. 1025 § 1, 2013; Ord. 857 § 2, 2007; Ord. 765 § 3, 2004; Ord. 602 § 1, 1998; Ord. 495 § 1, 1995; Ord. 448 § 1, 1992; Ord. 407 § 1, 1990; Ord. 323 § 1, 1984; Ord. 274 § 1, 1981; Ord. 64 § 1, 1958.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 15TH DAY OF APRIL, 2019.

PASSED 2ND READING THE 6TH DAY OF MAY, 2019

PASSED AND APPROVED THE 20TH DAY OF MAY, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)ss
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1233 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____ 2019.

I further certify that the foregoing Ordinance was duly recorded on page ____of Book ____of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE 1234 (Z)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1143, 1022 AND 885, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 761, SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 591, 497, 446, 408, 372 AND 321, C-1, SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 277 AND 272, AND SECTION 15.08.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL FIRE CODE, 2018 EDITION, AND THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS AND APPENDICES INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1143, 1022 and 885, Section 3 of Town of Jackson Ordinance No. 761, Section 1 of Town of Jackson Ordinance Nos. 591, 497, 446, 408, 372, and 321, C-1, Section 2 of Town of Jackson Ordinance Nos. 277 and 272, and Section 15.08.010 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

15.08.010 Adoption of the International Fire Code and International Wildland-Urban Interface Code.

There is hereby adopted by the Town Council of the Town of Jackson, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain Codes known as the International Fire Code and International Wildland-Urban Interface Code, 2018 Editions, published by the International Code Council, Inc., with the following amendments:

A. THE INTERNATIONAL FIRE CODE (IFC), including Appendices B, C, D, E, F, and G, 2018 Edition, referring to the most current year standard referenced in the code, as published by the International Code Council, Inc., with the following amendments:

- 1. GENERAL:** Substitute the *National Electrical Code* for all reference to the *ICC Electrical Code* throughout the IFC.
- 2. CHAPTER 3, General, SECTION 307, Open Burning.** Add sections:
307.6 Pile Volume. The pile volume of any open burn shall not exceed 1000 cubic feet.
307.7 Prohibited materials. Materials containing paints, resins, glues, stains or any other manufactured coating or bonding material shall not be burned.
- 3. CHAPTER 4, Emergency Planning and Preparedness, SECTION 403, Emergency Preparedness Requirements, SUBSECTION —403.5 Group E Occupancies.** Add subsection:
403.5.4 Alternate type of drill. Alternate safety drills may be used in lieu of fire evacuation drills provided fire evacuation drills are conducted at each public or private Group E Occupancy not less than four (4) times during any one (1) academic year. The building's fire alarm system shall be tested at each fire evacuation or alternate safety drill. An alternate safety drill may include any organized response to a potential threat to the health and safety of the student population.
- 4. CHAPTER 5, Fire Service Features, SECTION 507, Fire Protection Water Supplies, SUBSECTION 507.5.1 Where Required.** Amend exceptions to read:
Exceptions:
 1. For Group R-3 and Group U occupancies, the distance requirements shall be 500 feet (152 m).
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 500 feet (152 m).
- 5. CHAPTER 9, Fire Protection and Life Safety Systems, SECTION 903, Automatic Sprinkler Systems, SUBSECTION 903.3 Installation requirements 903.3.1.1.1 Exempt locations,** Add exceptions:
 1. The upper lid of an elevator shaft built in accordance with Section 3008 of the *International Building Code*.

6. CHAPTER 9, Fire Protection and Life Safety Systems, SECTION 903, Automatic Sprinkler Systems, SUBSECTION 903.2 Where Required. Add second paragraph and exception:

Additionally, all structures, regardless of occupancy, 5000 square feet or larger, shall be protected by an approved automatic sprinkler system, installed in accordance with further requirements of this Chapter whichever applies based on type of occupancy. Where requirements in this chapter are more restrictive, the more restrictive requirement shall control.

Exception: Agricultural buildings.

Where non-agricultural uses, other than residential, occur within an agricultural building, and comprise not more than 10% of the floor area of such building, an automatic fire-extinguishing system may be omitted unless otherwise required by this Chapter.

7. CHAPTER 23, Motor Fuel-Dispensing Facilities and Repair Garages, SECTION 2301, General. Add subsections:

2301.7 Emergency Spill Containment. Each automotive motor fuel-dispensing facility, marine motor fuel-dispensing facility, and fleet vehicle motor fuel-dispensing facility shall maintain not less than one spill kit within 100 feet of dispensing equipment and shall be immediately available for Fire Department use. The type and size of spill kit shall be determined by the Fire Code Official and shall be based upon the product and potential spill size. The person in control of the facility shall be responsible to ensure kit supplies are replaced immediately after use.

2301.8 Disposal of Spilled Product. The person in control of the facility shall be responsible for proper disposal of all spilled materials and spill mitigation products. Spilled materials shall be immediately removed from the facility and shall be transported to the appropriate hazardous waste facility. If immediate removal is not possible, the spilled material and containment products shall be stored in a manner approved by the Fire Code Official.

8. CHAPTER 56, Explosives and Fireworks, SECTION 5601, General, SUBSECTION 5601.1.3, Fireworks.

Strike Exception 4.

B. THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC), including Appendices, 2018 Edition, as promulgated by the International Code Council, Inc., with the following amendments:

1. **GENERAL:** Substitute the *National Electrical Code* for all reference to the *ICC Electrical Code* throughout the IWUIC.
2. **CHAPTER 4, Urban-Wildland Interface Area Requirements, SECTION 403, Access, SUBSECTION 403.2.3 Service limitations.** Amend to read:
A driveway shall serve not more than two dwelling units.
3. **CHAPTER 5, Special Building Construction Regulations, SECTION 501, General.** Strike Exceptions 1 and 2.
4. **CHAPTER 6, Fire Protection Requirements, SECTION 606, Liquefied Petroleum Gas Installations.** Add subsection:
606.3 Underground installation. LP-gas containers shall be installed underground within the wildland-urban interface.

Section 7. Fire Code Official. The “Fire Code Official” referred to by the International Fire Code, as herein adopted, is the officer charged with the implementation, administration and enforcement of such codes. The Fire Code Official is hereby defined and declared to be the Fire Chief of Jackson Hole Fire/EMS.

Section 8. Enforcement. It shall be the duty of the Fire Chief to enforce the provisions of this ordinance and to make inspections and test hereunder.

Section 9. Date of Effect. This ordinance shall take effect and be in force from and after its approval date as required by law.

A copy of said Code is on file and available in the Office of the Fire Chief.

(Ord. 1234 § 1, 2019; Ord. 1143 § 1, 2016; Ord. 1022 § 1, 2013; Ord. 885 § 1, 2008; Ord. 761 § 3, 2004; Ord. 591 § 1, 1998; Ord. 497 § 1, 1995; Ord. 446 § 1, 1992; Ord. 408 § 1, 1990; Ord. 372 § 1, 1987; Ord. 321,C-1 § 1, 1984; Ord. 277 § 2, 1981; Ord. 272 § 2, 1981.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 15TH DAY OF APRIL, 2019.
PASSED 2ND READING THE 6TH DAY OF MAY, 2019
PASSED AND APPROVED THE 20TH DAY OF MAY, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)ss
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1234 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____ 2019.

I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE A

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE CURRENT ZONING DESIGNATION OF 1.67 ACRES OF LAND ADDRESSED AS 460 EAST BROADWAY AVENUE AND CURRENTLY ZONED NEIGHBORHOOD MEDIUM DENSITY-2 (NM-2) TO PUBLIC/SEMI-PUBLIC (P/SP) (P18-338); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 2 of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to change the zoning classification of the following described parcel from Neighborhood Medium Density-2 (NM-2) to Public/Semi-Public (P/SP) (P18-338), to wit:

PT NE1/4NW1/4, Section 34, Township 41, Range 116 (see attached).
PIDN# 22-41-16-34-2-00-001

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF ____, 2019.
PASSED 2ND READING THE ____ DAY OF ____, 2019.
PASSED AND APPROVED THE ____ DAY OF ____, 2019.

BY:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

[illegible]

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2019.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Town Clerk

WARRANTY DEED

Elk Refuge Corporation, a Wyoming corporation, GRANTOR, of Teton County, State of Wyoming for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Teton County Hospital District, a body corporate in the State of Wyoming, GRANTEE, whose address is P.O. Box 428, Jackson, Wyoming 83001, the following described real estate, situate in the County of Teton, State of Wyoming hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

State Parcel ID No.: 22-41-16-34-2-00-001

Together with and including all oil, gas, and other mineral rights owned by Grantor, and all other appurtenances and hereditaments thereunto belonging. Subject to taxes and all covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of sight and/or record.

WITNESS my hand this 28th day of February, 2001.

Grantor: ELK REFUGE CORPORATION
Grantee: TETON COUNTY HOSPITAL DISTRICT
Doc #536175 bk 416 pg 928-929 Filed at 12:21 on 03/01/01
Sherry L Daigle, Teton County Clerk fees: 8.00
By WENDY R SELL Deputy

Elk Refuge Corporation, a Wyoming corporation

By: Freddie V. Botur, President, by
Freddie V. Botur, President, by Freddie V Botur, Jr
Freddie V. Botur, Jr., as Attorney-in-Fact
in-Fact as Attorney-in-Fact.

STATE OF Wyoming)
COUNTY OF Teton) ss

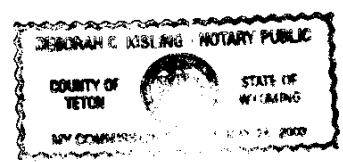
The foregoing instrument was acknowledged before me by Freddie V. Botur, Jr. as attorney-in-fact for Freddie V. Botur, as President of Elk Refuge Corporation, a Wyoming corporation this 28th day of February, 2001.

Witness my hand and official seal.

Deborah C. Kishling
Notary Public

My Commission Expires:

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

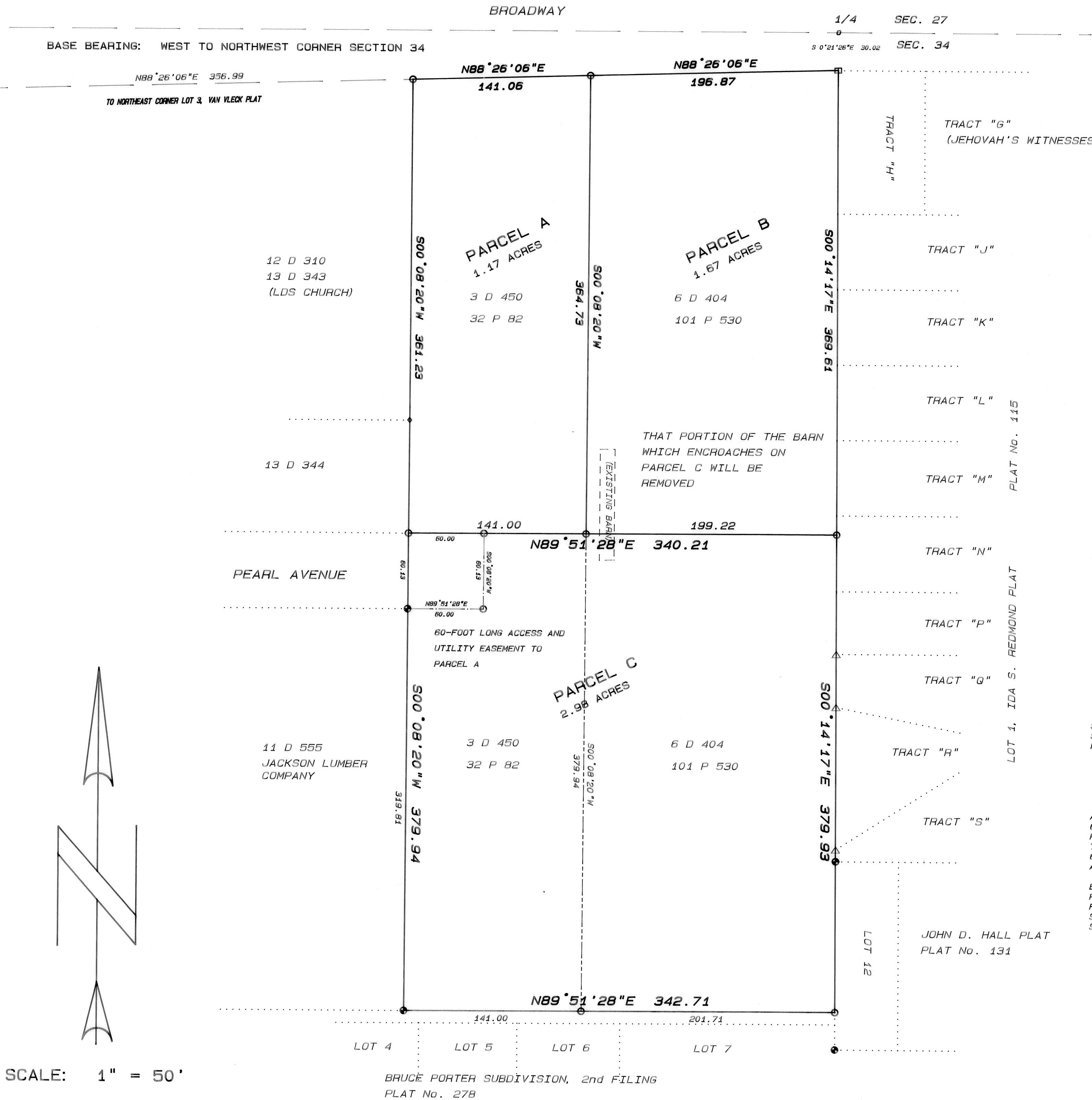


EXHIBIT**"A"**

A parcel of land in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian, Teton County, Wyoming, being a portion of that parcel of record in the Office of the Teton County Clerk in Book 6 of Deeds, Page 404, and being more particularly described as follows:

Beginning at a point on the southerly right-of-way of Broadway in the Town of Jackson which point lies S0°21'26"E, 30.02 feet from the $\frac{1}{4}$ corner common to Sections 27 and 34 of said Township and Range and is the northeast corner of said parcel in Book 6 of Deeds; thence along the easterly boundary of said record parcel in Book 6 of Deeds, S0°14'17", 369.61 feet to a point; thence S89°51'28"W, 199.22 feet to a point on the easterly boundary of that record parcel in Book 3 of Deeds, Page 450; thence along said easterly boundary N0°8'20"E, 364.73 feet to a point on the southerly right-of-way of Broadway; thence along said right-of-way N88°26'6"E, 196.87 feet to the point of beginning.

PIN Number: 22-41-16-34-2-00-001



- LEGEND:
- = SET THIS SURVEY, 5/8" DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED: "NELSON ENGR PE&LS 578"
 - = FOUND, BRASS CAP ON IRON PIPE, SET AND INSCRIBED BY RLS 164
 - = FOUND, BRASS CAP ON IRON PIPE, SET AND INSCRIBED BY PE&LS 578
 - △ = FOUND, STEEL T-STAKE WITH CAP INSCRIBED: "SURVEY POINT DO NOT DISTURB RLS 164"
 - = FOUND, IRON SPIKE IN ROAD
 - ◆ = FOUND, IRON PIPE
 - = BOUNDARY LINE OF PARCEL TO BE CREATED BY THIS MAP AND SURVEY
 - = BOUNDARY LINE, ADJOINING PARCEL
 - = EASEMENT LINE TO BE CREATED WITH THIS MAP AND SURVEY
 - = FORMER DIVISION LINE BETWEEN PARCELS

LEGAL DESCRIPTIONS

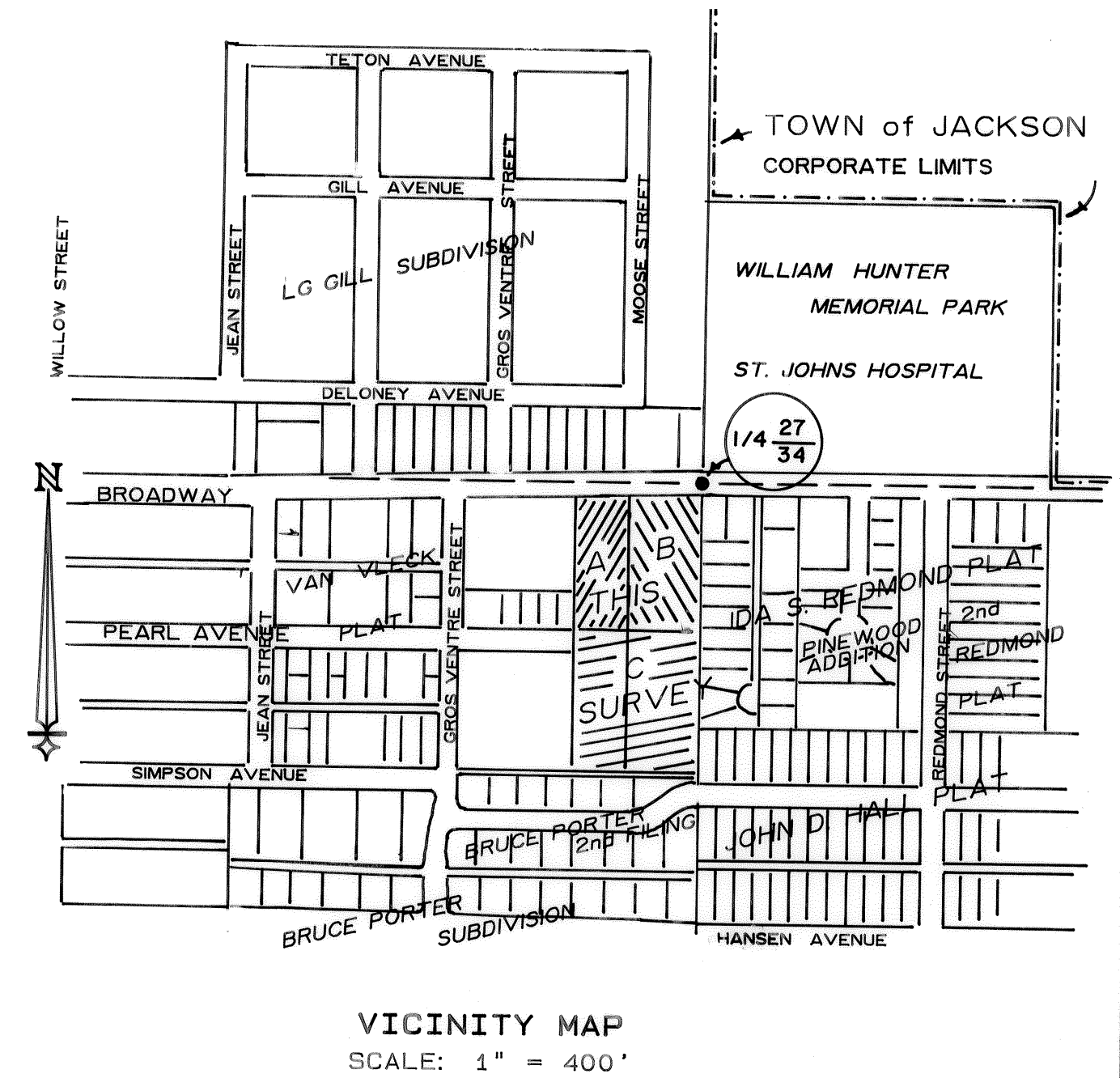
PARCEL A
A PARCEL OF LAND IN THE NE1/4 NW1/4 SECTION 34, T41N, R116W, 6th PRINCIPAL MERIDIAN, TETON COUNTY, WYOMING, BEING A PORTION OF THAT PARCEL OF RECORD IN THE OFFICE OF THE TETON COUNTY CLERK IN BOOK 3 OF DEEDS PAGE 450, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BROADWAY, IN THE TOWN OF JACKSON, WHICH POINT LIES WEST 337.99 FEET AND SOUTH 39.25 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 27 AND 34 OF SAID TOWNSHIP AND RANGE AND IS THE NORTHWEST CORNER OF SAID RECORD PARCEL IN BOOK 3 OF DEEDS;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF BROADWAY N88°26'06"E 141.06 FEET TO THE NORTHEAST CORNER OF SAID RECORD PARCEL;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID RECORD PARCEL S 0° 8'20"W 364.73 FEET TO A POINT;
THENCE S89°51'28"W 141.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID RECORD PARCEL;
THENCE ALONG SAID WESTERLY BOUNDARY N 0° 8'20"E 361.23 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 1.17 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR RESERVATIONS, OF SIGHT OR OF RECORD, LEGALLY ACQUIRED, AND IS BENEFITTED BY AN EASEMENT FOR ACCESS AND UTILITY PURPOSES, BEING A 60 FOOT LONG EXTENSION OF PEARL AVENUE ALONG THE SOUTHERN BOUNDARY OF SAID PARCEL FROM ITS SOUTHWEST CORNER AS SHOWN HEREON.

PARCEL B
A PARCEL OF LAND IN THE NE1/4 NW1/4 SECTION 34, T41N, R116W, 6th PRINCIPAL MERIDIAN, TETON COUNTY, WYOMING, BEING A PORTION OF THAT PARCEL OF RECORD IN THE OFFICE OF THE TETON COUNTY CLERK IN BOOK 6 OF DEEDS PAGE 404, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BROADWAY IN THE TOWN OF JACKSON, WHICH POINT LIES S 0°21'28"E 30.02 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 27 AND 34 OF SAID TOWNSHIP AND RANGE AND IS THE NORTHEAST CORNER OF SAID PARCEL IN BOOK 6 OF DEEDS;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID RECORD PARCEL IN BOOK 6 OF DEEDS S 0°14'17" 369.61 FEET TO A POINT;
THENCE S89°51'28"W 199.22 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT RECORD PARCEL IN BOOK 3 OF DEEDS PAGE 450;
THENCE ALONG SAID EASTERLY BOUNDARY N 0° 8'20"E 364.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BROADWAY;
THENCE ALONG SAID RIGHT-OF-WAY N88°26' 6"E 196.87 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 1.67 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR RESERVATIONS, OF SIGHT OR OF RECORD, LEGALLY ACQUIRED.

PARCEL C
A PARCEL OF LAND IN THE NE1/4 NW1/4 SECTION 34, T41N, R116W, 6th PRINCIPAL MERIDIAN, TETON COUNTY, WYOMING, BEING A PORTION OF THOSE PARCELS OF RECORD IN THE OFFICE OF THE TETON COUNTY CLERK IN BOOK 3 OF DEEDS PAGE 450, AND IN BOOK 6 OF DEEDS PAGE 404, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF SAID RECORD PARCEL IN BOOK 6 OF DEEDS, WHICH LIES S 0°14'17"E 369.61 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL AND S 0°14'36"E 399.71 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 27 AND 34 OF SAID TOWNSHIP AND RANGE;
THENCE ALONG SAID EASTERLY BOUNDARY S 0°14'17"E 379.93 FEET TO THE SOUTHEAST CORNER OF SAID RECORD PARCEL IN BOOK 6 OF DEEDS;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RECORD PARCEL IN BOOK 6 OF DEEDS AND THE SOUTHERLY BOUNDARY OF SAID RECORD PARCEL IN BOOK 3 OF DEEDS S89°51'28"W 342.71 FEET TO THE SOUTHWEST CORNER OF SAID RECORD PARCEL IN BOOK 3 OF DEEDS;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID RECORD PARCEL IN BOOK 3 OF DEEDS N 0° 8'20"E 379.94 FEET TO A POINT;
THENCE N89°51'28"E 340.21 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 2.98 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR RESERVATIONS, OF SIGHT OR OF RECORD, LEGALLY ACQUIRED, INCLUDING A 60 FOOT LONG EXTENSION OF PEARL AVENUE IN ITS NORTHWEST CORNER FOR ACCESS AND UTILITY PURPOSES FOR THE ADJOINING PARCEL TO THE NORTH AS SHOWN HEREON.

THE BASE BEARING FOR THESE DESCRIPTIONS IS WEST FROM THE 1/4 CORNER COMMON TO SECTIONS 27 AND 34 OF SAID TOWNSHIP AND RANGE TO THE NORTHWEST CORNER OF SAID SECTION 34.

Recorded Oct 5 2011 at 9:20 AM
No. 237231 Page 2 of 2
Vigilant County Clerk
Donna Rieckel dep.



LANDOWNERS WITHIN 140 FEET

L.G. GILL SUBDIVISION:
NW. B. AND PAMELA G. HADON, BOX 2512, JACKSON, WY 83001; TIM AND DENISE BIDNERUP, BOX 36, KELLY, WY 83001; GAILLYNN LENKIE CUTTERELL, 1975 SUNSET DR., ESCONZUIDO, CA 92026; NURENE LANCASTER, BOX 2215, JACKSON, WY 83001; JACKSON H. HEID et ux, BOX 2796, JACKSON, WY 83001; BRUCE PORTER et ux, 570 NORTH 9th, LARAMIE, WY 82070; SPON PARTNERSHIP, 1352 ALPINE, ROCK SPRINGS, WY 82801;
TRACTS IN LOT 1, IDA S. REDMOND PLAT:
DARNA TLOSIAN, BOX 162, WILSON, WY 83014; ROBERT J. MOUTON et ux, BOX 7640, JACKSON, WY; RONALD PAUL and UTANE BRODER, BOX 2895, JACKSON, WY 83001; CLARENCE S. STULTZMAN, 6388-C BUENA VISTA DR., NEWARK, CA 94560; KENNETH D. SMITH et ux, BOX 381, JACKSON, WY 83001; JOHN F. and SYLVIA L. THEITLER, BOX 2937, JACKSON, WY 83001; ROBERT ROBARDS et al, BOX 2793, JACKSON, WY 83001; GARY L. GETZ et ux, BOX 3212, JACKSON, WY 83001; JAMES L. and LINDA J. CLARK, BOX 3305, JACKSON, WY 83001; JEHOVAH'S WITNESSES, JACKSON, WY 83001;
JOHN D. HALL PLAT:
RICHARD D. and CHRISTIE HOSS KIKRAI, BOX 2067, JACKSON, WY 83001; MARK STEVEN and JANE KESLER LARSON, BOX 3469, JACKSON, WY 83001; HAROLD CORPORATION, BOX 172, JACKSON, WY 83001;
BRUCE PORTER SUBDIVISION, 2nd FILING:
JOSEPH H. and DOROTHY R. KUDAR, 140 KEITH DR., GREEN RIVER, WY 83001; WILLIAM D. and LINDA HAZEN, BOX 2637, JACKSON, WY 83001; JOHN M. and ELNA E. GOOLD, BOX 144, MOOSE, WY 83012; THOMAS H. DUKETTE et ux, BOX 1842, JACKSON, WY 83001; KEITH P. GAMBLE et ux, BOX 2851, JACKSON, WY 83001; CYNTHIA ANN DUBOIS, BOX 1289, JACKSON, WY 83001; BRYAN J. and DONNA C. HEINEZ, BOX 1194, JACKSON, WY 83001;
NETS AND BOUNDS TRACTS:
GEORGE and MAURENE TICE, BOX 266, JACKSON, WY 83001; LOUISE G. MACQUEL, BOX K, JACKSON, WY 83001; CYNTHIA ANN and DONALD TAYLOR, 6336 MOCCASIN AVE., CHEYENNE, WY 82001; JACKSON LUMBER COMPANY, BOX AF, JACKSON, WY 83001; CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, JACKSON, WY 83001; ST. JOHNS HOSPITAL, COUNTY OF TETON, JACKSON, WY 83001;

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF TETON)
I, MICHAEL J. QUINN, A PROFESSIONAL LAND SURVEYOR OF JACKSON, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS MADE FROM THE NOTES OF A SURVEY MADE BY ME, OR UNDER MY DIRECTION, AND THAT IT CORRECTLY REPRESENTS THE TRACTS AS DESCRIBED, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON.
MICHAEL J. QUINN, WYOMING PROFESSIONAL LAND SURVEYOR 4270
Date 10/5/2011
Professional Land Surveyor
TETON COUNTY, WYOMING
4270

map to accompany lot split application

STEPHENS and STEED PROPERTIES
in the
NE1/4 NW1/4 of SECTION 34
T41N, R116W, 6th PRINCIPAL MERIDIAN
TOWN OF JACKSON
TETON COUNTY, WYOMING #T-74-A

REV	8/99	DRAWN	9/89	CHECKED	APPROVED
JACKSON, WYOMING					
DRAWING TITLE MAP TO ACCOMPANY LOT SPLIT APPLICATION					
JOB TITLE STEPHENS-STEED LOT SPLIT, TRACTS IN SECTION 34					
DRAWING No	1 of 1	JOB No	89-110-1		

ORDINANCE B

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE CURRENT ZONING DESIGNATION OF 0.64 ACRES OF LAND ADDRESSED AS 660 EAST BROADWAY AVENUE AND CURRENTLY ZONED OFFICE RESIDENTIAL (OR) TO PUBLIC/SEMI-PUBLIC (P/SP) (P18-339); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 2 of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to change the zoning classification of the following described parcel from Office Residential (OR) to Public/Semi-Public (P/SP) (P18-339), to wit:

PT. W 1/2 LOT 5, BLK. 1 REDMOND-1 TRACT A (see attached).
PIDN# 22-41-16-34-1-10-001

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF ____, 2019.
PASSED 2ND READING THE ____ DAY OF ____, 2019.
PASSED AND APPROVED THE ____ DAY OF ____, 2019.

WARRANTY DEED

William C. Newton, Trustee of the Newton Foundation Under Trust Agreement dated October 25, 1998, GRANTOR, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Teton County Hospital District d/b/a St. John's Medical Center, a Wyoming Hospital District, GRANTEE, whose address is Post Office Box 428, Jackson, Wyoming 83001, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit A attached hereto.

PIN #22-41-16-34-1-10-001

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of record.

WITNESS my hand this 7th day of June, 2013.

Newton Foundation Under Trust Agreement dated October 25, 1998:

William C. Newton
William C. Newton, Trustee

STATE OF Wyoming
COUNTY OF Teton

The foregoing instrument was acknowledged before me this 7 day of June, 2013 by William C. Newton as Trustee of the Newton Foundation Under Trust Agreement dated October 25, 1998.

WITNESS my hand and official seal.

[Signature]
Notary Public
My Commission Expires: 6-24-16

HALLIE LANE - NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES: 05 / 24 / 2016

RELEASED	☒
INDEXED	☒
ABSTRACTED	☒
SCANNED	☒

Law Office of:
Jesse Carlman & D'Amours, LLC
Post Office Box 449
30 East Simpson Street
Jackson, Wyoming 83001
307-731-7881

GRANTOR: NEWTON, WILLIAM C TRUSTEE
GRANTEE: TETON COUNTY HOSPITAL DISTRICT DBA*
Doc 0837577 bk 845 pg 575-576 Filed At 14:31 ON 06/07/13
Sherry L. Daigle Teton County Clerk fees: 11.00
By Mary Smith Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF WYOMING, COUNTY OF TETON, CITY OF JACKSON, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF LOT 5 OF THE IDA S. REDMOND PLAT, A SUBDIVISION OF RECORD IN THE TOWN OF JACKSON, TETON COUNTY, WYOMING, AND SHOWN AS TRACT A ON MAP OF SURVEY FOR MARK AND SUSAN NOWLIN, RECORDED JANUARY 15, 1988, AS MAP D-19-A, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF LOT 5, THENCE ALONG THE EAST LINE OF SAID WEST 1/2, IDENTICAL WITH THE WEST LINE OF THE SHOCKLEY SUBDIVISION, A SUBDIVISION OF RECORD, S 00° 02'17" E, 210.04 FEET TO A POINT;

THENCE N 89° 59'44" WEST, 132.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID WEST 1/2;

THENCE N 00° 02'24" W, 210.03 FEET ALONG SAID WEST LINE TO A POINT;

THENCE N 90° 00'00" E, 132.19 FEET TO THE CORNER OF BEGINNING.

PIDN: 22-41-16-34-1-10-001

MEMORANDUM

TO: Mayor and Town Council

FR: Larry Pardee, Town Manager

DT: May 20, 2019

RE: Town Manager's Report

Sales and Lodging Tax

The Town budgeted a total of \$1,106,184 in lodging tax revenues for FY19 from the 30% visitor impact portion combined with the 10% general fund portion. We have collected \$1,088,388 to date which is 98.4% of total projected collections. May 2019 revenue represents collections from March 2019. These amounts are tracked through the Special Revenue Fund for the Lodging Tax.

Sales tax collections year to date are 6.2% over last year. May collections are up 12.6% over the same collection period last year. Collections are currently tracking at \$1,112,135 more than budgeted. However, we still have June 2019 collections to account for before realizing any unanticipated revenue. May 2019 revenue represents collections from March 2019.